

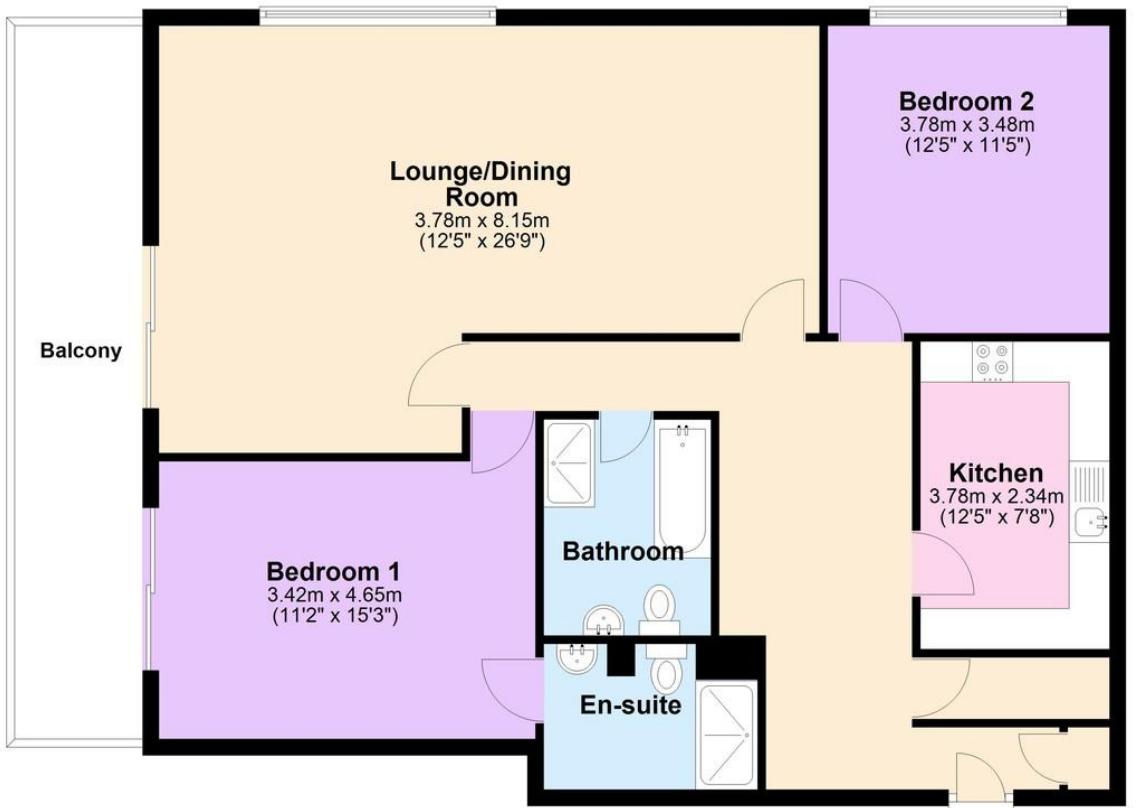
REASSURINGLY LOCAL



## Floor Layout

### Top Floor

Approx. 107.3 sq. metres (1155.0 sq. feet)



Total approx. floor area 1,155 sq ft (107 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



## Point Three

42 George Street

Birmingham

B3 1QA

Asking Price Of £340,000

- Top Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Balcony With Views Over The City
- Secure Allocated Parking
- 1155 sqft



## Point Three, 42 George Street, Birmingham, B3 1QA Asking Price Of £340,000



### Property Description

**DESCRIPTION** A spacious and immaculately presented two-bedroom two-bathroom apartment located in a popular Jewellery Quarter development. This stunning apartment is approximately 1155 sqft and comprises an entrance hallway with doors to a large lounge/diner, separate kitchen, two double bedrooms (one of which has an ensuite bathroom) and a family bathroom. Outside of the property there is a balcony, accessed via the living room, with city skyline views, and residents enjoy the benefit of a secure allocated parking space. This premium property is a must-see!

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

**JAMES LAURENCE ESTATE AGENTS Note:** We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.



**Tenure: Leasehold**  
**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - F**

**Service Charge - £3812.78 per annum**

**Ground Rent - £150 per annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 125 Years Remaining**

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



### To book a viewing of this property:

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

