



Floor Layout

Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



Total approx. floor area 557 sq ft (52 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Kings Court

Cox Street
Birmingham
B3 1RD

Asking Price Of £170,000

- Modern Duplex Apartment
• First Floor
• Two Bedrooms Two Bathrooms
• 557 sqft
• Secure Allocated Parking
• Prime St Pauls Square Location





**Kings Court,
Cox Street, Birmingham, B3 1RD**
Asking Price Of £180,000

Property Description

DESCRIPTION A charming, well-presented two-bedroom duplex apartment located within the tranquil Kings Court development, just off St Pauls Square in Birmingham's historic Jewellery Quarter.

The internal accommodation briefly comprises an entrance hallway, lounge/dining room, kitchen, two bedrooms (one of which is ensuite), and a family bathroom.

Outside of the property there is an immaculately maintained communal garden, and the property also benefits from secure allocated parking.

The property is being sold with no upward chain, and is suitable for both first-time buyers and property investors alike.

LOCATION Kings Court is a residential development located within Birmingham's historic Jewellery Quarter, a stones throw away from St Pauls Square.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. In recent years the area has become known for offering a more relaxed and peaceful way of life whilst having the city centre at your finger tips. There is a growing independent food scene ranging from quiet cafes to fine dining restaurants.

Birmingham City Centre and Colmore Business District are a short walk away.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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.

Temure: Leasehold



REASSURINGLY LOCAL



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

Local Authority: Birmingham City Council

Council Tax Band: D

Service Charge: £2043.84 Per Annum.

Ground Rent: £243.72.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 163 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.

Further Material Information:

Part A

Council Tax /Domestic Rates: D

Asking price: £180,000.00

Temure:* Leasehold

Part B

Property type: Apartment

Property construction: Brick Built

Number and types of room: two bedroom apartment

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

Broadband: We recommend you complete your own investigation

Mobile signal/coverage: We recommend you complete your own investigation

Parking: Yes

Part C

Building safety: Please seek confirmation from your solicitor.

Restrictions: Leasehold

Rights and easements: N/a.

Flood risk: N/a

Coastal erosion risk: N/a.

Planning permission: N/a.

Accessibility/adaptations: N/a.

Coalfield or mining area: N/a.

*Energy Performance Certificate (EPC)**:* C



**To book a viewing
of this property:**

Call:
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