



Beaufort House

Jewellery Quarter

Birmingham

B3 1PB

Asking Price Of **£168,000**

Fourth Floor Apartment

One Bedroom

Open-Plan Living Space

Luxury Modern Finish Throughout





Property Description

DESCRIPTION This beautifully finished, one-bedroom apartment is located in the sought after development Beaufort House. Located in the heart of the city, this apartment will make the perfect city apartment for a working professional, first time buyer or investor!

Boasting stunning features throughout, this one bedroom apartment really has left no detail untouched. Comprising, open plan kitchen/living space with fitted appliances and a spacious utility cupboard, a generous sized master bedroom w and bathroom with shower over bath. Fitted with a brilliant Nest system, this sleek and modern apartment is offered with no upward chain!

The development itself still has remaining new build warranty and is a short walk to city amenities, close to New Street and Snow Hill train stations and is ideal for city professionals needing to be close to the Colmore Row and the immediate city centre.

LOCATION Beaufort House occupies a prime central location, between the Jewellery Quarter and Colmore Business District. Transport links are plentiful with Snow Hill train station & New Street train station a 5-minute and 10-minute walk away respectively. By car, the apartment is located just a 5-minute drive from junction 6 of the M6 motorway. It is a 5-minute walk to Birmingham's recently re-developed Chamberlain Square and a few minutes away from leafy St Paul's Square. There are a fantastic selection of independent bars, restaurants, & cafes on it's doorstep, and residents of Beaufort House can also enjoy the city's amenities such as the Bull Ring & Mailbox Shopping Centres, Museums & Galleries, including the Ikon & Birmingham Museum & Art Gallery.

JAMES LAURENCE ESTATE AGENTS

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 – C

Service Charge - £1798.00

Ground Rent - £350.00

Ground Rent Review Period – TBC

Length of Lease – 118 years remaining



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

Floor Layout



Total approx. floor area 497 sq ft (46 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH



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