

REASSURINGLY LOCAL



## Kings Court

St. Pauls Square

B3 1RD

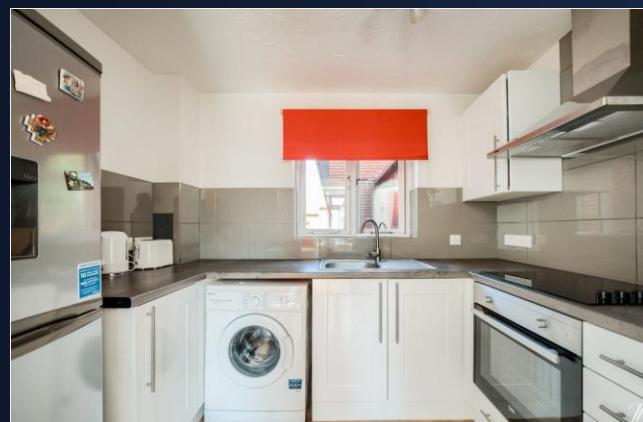
Asking Price Of **£159,950**

*First Floor Duplex Apartment*

*Beautiful Communal Courtyards*

*570 Sq. Ft.*

*Secure & Allocated Parking*





## Property Description

**DESCRIPTION** \*\*NO UPWARD CHAIN\*\* An excellent opportunity to purchase a two bedroom duplex apartment in the quaint and quirky St Pauls Square area. The property itself is set over two floors and boasts two bedrooms with fitted wardrobes, a large family bathroom and a stunning open plan living & kitchen area with City facing views. The property also benefits from a recently refurbished kitchen and family bathroom and modern electrically operated roof light spanning the master bedroom and the lounge within the master bedroom.

The development offers greenery in the form of a communal courtyard, secure underground allocated parking and intercom systems, located on the doorstep of St. Pauls Square.

**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** 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.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** D

**Service Charge:** £2,043.72 Per Annum

**Ground Rent:** £243.72 Per Annum

**Length of Lease:** 163 Years Remaining.

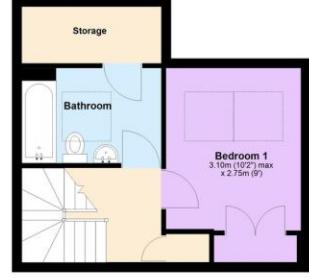


## Floor Layout

**Ground Floor**  
Approx. 29.0 sq. metres (311.9 sq. feet)



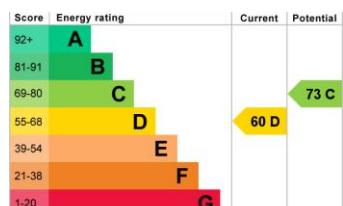
**First Floor**  
Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 54.3 sq. metres (584.4 sq. feet)

Total approx. floor area 570 sq ft (53 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  
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Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

  
James Laurence

*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