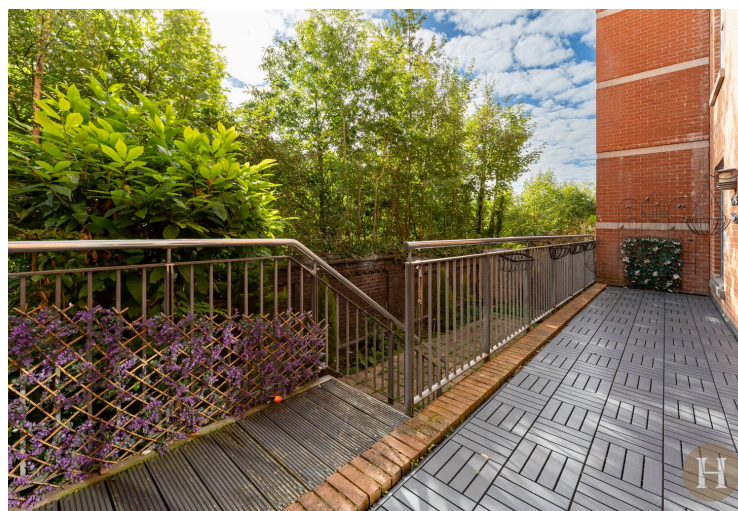




Apt 21, St. James Place, 34 George Road

£390,000 Leasehold

Hadleigh Estate Agents are delighted to present this beautifully appointed and exceptionally spacious two-bedroom ground-floor apartment within the sought-after St James Place development in Edgbaston. Offered with no upward chain, the property comprises an impressive entrance hallway, spacious open-plan living, dining and fitted kitchen area, two generous bedrooms with built-in storage, an en-suite bathroom and additional shower room. A standout feature is the private garden, complete with decking and patio, providing an excellent outdoor space. Residents also benefit from secure landscaped communal gardens, an on-site gym and one allocated underground parking space.





Entrance Hallway

Welcoming and spacious entrance hallway, with internal storage cupboards, ceiling spotlights and electric heaters. The expansive hallway offers versatility for use.

Lounge Diner

Extensive lounge diner, with contemporary design and glazed double doors leading from the hallway, two large windows to the front elevation. Socially, the lounge is open with the kitchen and dining area, perfect for entertaining. Electric heaters, ceiling light point and spotlights.



Kitchen

A modern, fully fitted kitchen sits seamlessly within the layout, finished with high-quality units and integrated appliances. Tiled flooring, ceiling spotlights and breakfast bar.





Master Bedroom

The extensive master bedroom offers ample living space, with large window to the rear elevation and boasts patio doors leading to the garden, built in wardrobes, ceiling light point and access to en-suite bathroom.

En-suite Bathroom

The master en-suite boasts partially tiled walls, fitted bath and separate walk in shower cubicle. With concealed low level flush WC and hand wash basin. Tiled flooring, ceiling spotlights, towel radiator and mirrored walls.



Bedroom Two

A further spacious bedroom, complete with built in wardrobes, large windows and ceiling light point.



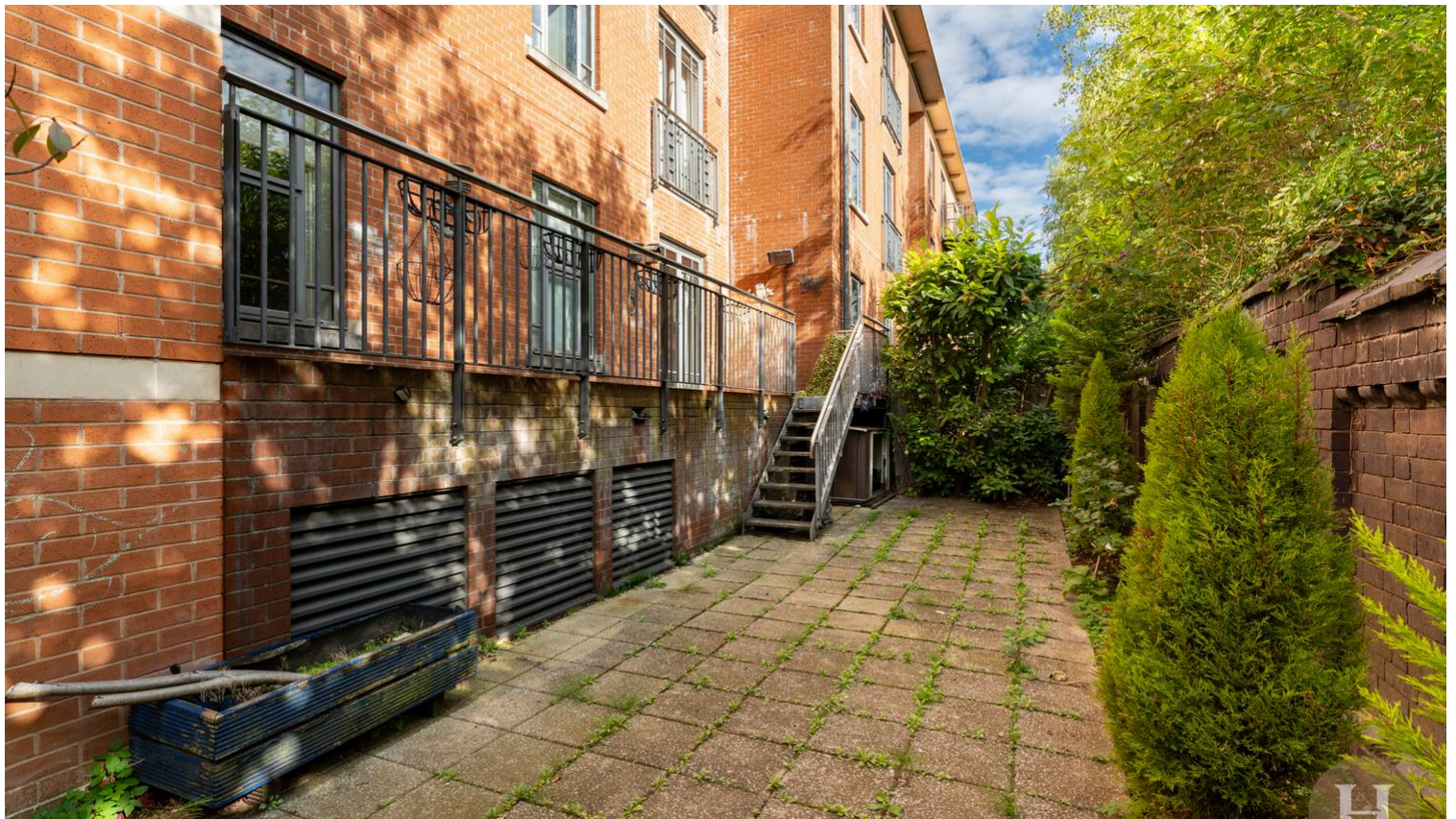
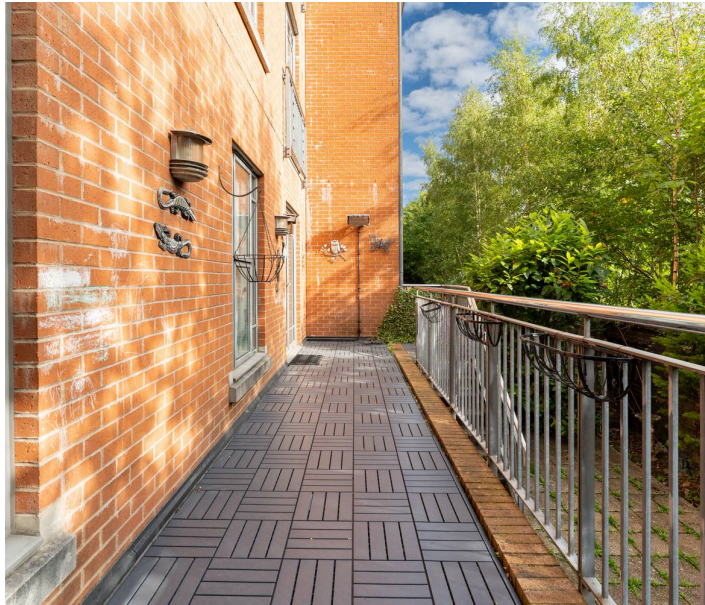


Shower Room

Modern house shower room, with tiled walk in shower cubicle, low level flush WC and floating hand wash basin. Towel radiator, ceiling spotlight and shelving within the alcove.

Garden

With only a select few apartments having their own outdoor space. The apartment boasts a private garden, with raised patio area.



Council Tax band: G

Tenure: Leasehold

Years remaining: 100

Service Charge PA: £4,320

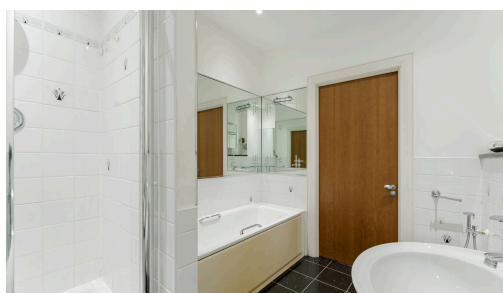
Ground Rent PA: £150

EPC Energy Efficiency Rating: E

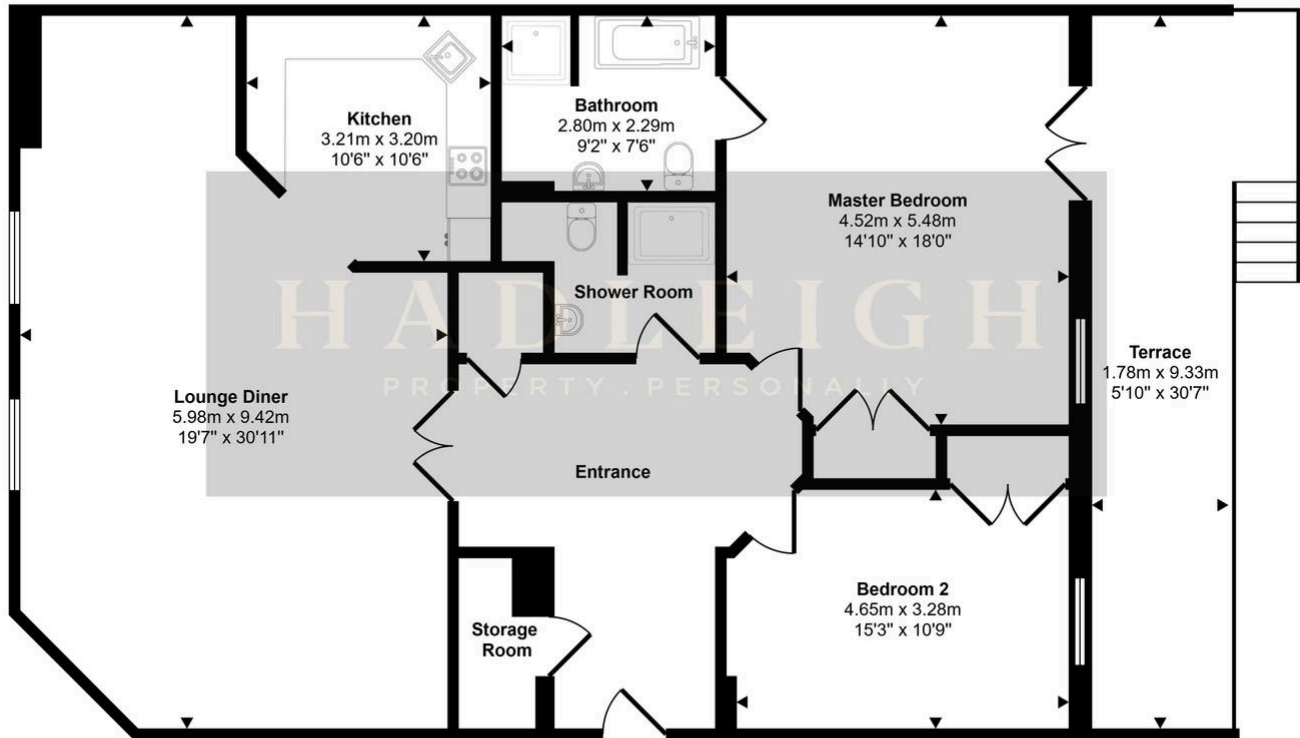
EPC Environmental Impact Rating: D



- › Two bedroom ground-floor apartment
- › Over 1350sqft living accommodation
- › Private garden with decking & patio
- › Two king-size bedrooms with built-in storage
- › Allocated underground parking & on-site gym
- ›



Approx Gross Internal Area
128 sq m / 1374 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.