

Beaufort House

Jewellery Quarter

B3 1PB

Asking Price Of **£220,000**

Fifth Floor Apartment

Two Double Bedrooms

Open-Plan Living Space

Luxury Modern Finish Throughout



Property Description

DESCRIPTION This beautifully finished, two-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 two-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 with an ensuite, second bedroom and family bathroom with shower over bath.

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.

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 - circa £2,200.00 Per Annum

Ground Rent - £269 Per Annum

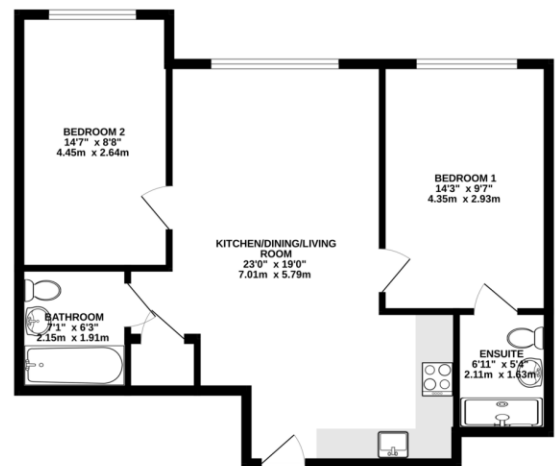
Ground Rent Review Period – TBC

Length of Lease - 118 Years Remaining



Floor Layout

663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
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)

Total approx. floor area 663 sq ft (62 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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