



REASSURINGLY LOCAL



## 18 Mary Street

Birmingham City Centre

B3 1UD

Asking Price Of **£250,000**

*Luxury Two-Bedroom Apartment*

*619 Sq. Ft.*

*Secure & Allocated Parking*

*First Floor Apartment*



## Property Description

**DESCRIPTION** James Laurence is delighted to present a spectacular two bedroom luxury apartment, located on Mary Street, this fantastic scheme is located within Birmingham's vibrant and popular Jewellery Quarter. The stunning apartment offers the highest specification finish with internal living space spanning over 619 Sq. Ft..

This inspiring home has been thoughtfully designed and finished and briefly comprises of: An open plan living & kitchen area, two bedrooms, master with ensuite, family bathroom, parking & a communal courtyard balcony.

Located just off St. Paul's Square, you'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter.

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 MATERIAL INFORMATION** 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 - £2,244.00 Per Annum**

**Ground Rent - £252.00 Per Annum**

**Length of Lease - 145 Years Remaining**



## Floor Layout

**First Floor**  
Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 57.6 sq. metres (619.6 sq. feet)

**Total approx. floor area 619 sq ft (58 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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