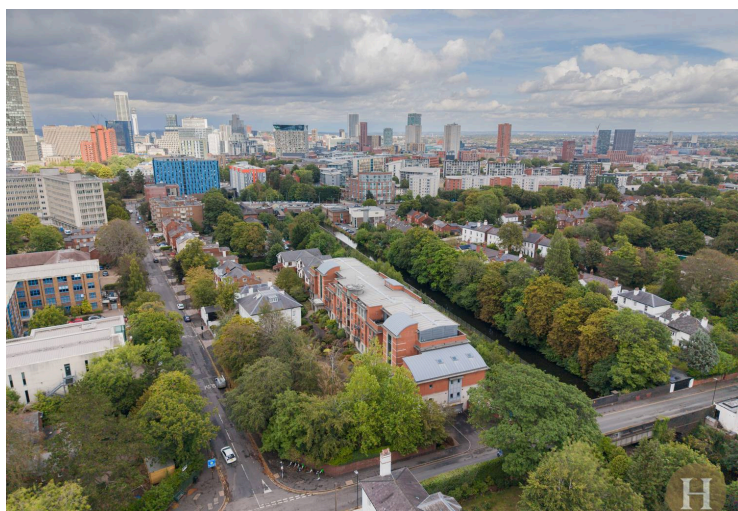




Apt 38, St. James Place, 34 George Road

£349,950 Leasehold

Hadleigh Estate Agents are delighted to offer this exclusive and spacious two bedroom apartment for sale. Offered with no upward chain, the apartment enjoys a prime position within the heart of Edgbaston, surrounded by landscaped communal gardens. This substantial apartment offers a grand entrance hallway, with secure intercom video system, leading through to a bright and spacious open plan lounge, fitted kitchen and dining area. Two impressive king sized bedrooms, offering convenient built in storage and the master benefitting from en-suite bathroom, complete with both bath and separate shower. Completing the apartment is a modern shower room.





Entrance Hallway

Welcoming and spacious entrance hallway, with internal storage cupboards, ceiling spotlights and electric heaters. The expansive hallway offers versatility for use, currently set up with additional wardrobe space or utilities.

Lounge

Extensive lounge, with contemporary design and glazed double doors leading from the hallway, large window and access to private balcony. Socially, the lounge is open with the kitchen and dining area, perfect for entertaining. Electric heater, ceiling spotlights and coving.



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.





Dining Area

Being open with the lounge, the dining area makes for an excellent formal setting, with large window, ceiling spotlights and coving continuing.

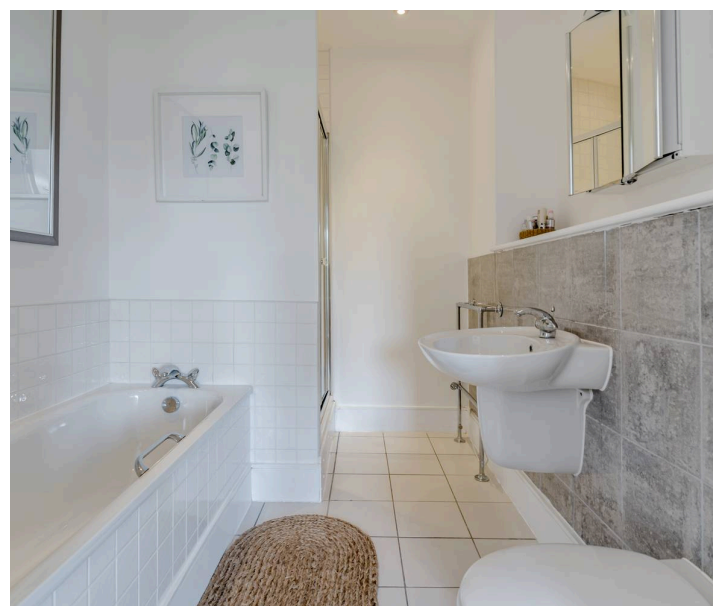
Master Bedroom

The master bedroom boasts floor to ceiling Juliette balcony, built in wardrobes, ceiling light point and access to en-suite bathroom.



En-suite

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 and towel radiator.





Bedroom Two

A further spacious double 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 tiled flooring.

Communal gardens

Residents of St James Place benefit from secure, gated access and well-maintained communal areas, reinforcing the sense of exclusivity and privacy. The development is particularly popular with professionals due to its peaceful environment and proximity to key destinations.



Council Tax band: G

Tenure: Leasehold

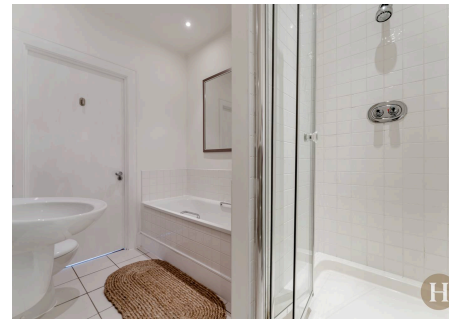
Years remaining: 103

Service Charge PA: £3,995

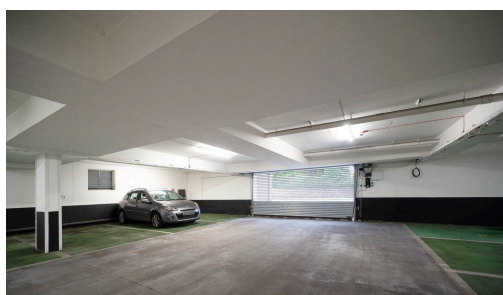
Ground Rent PA: £150

EPC Energy Efficiency Rating: C

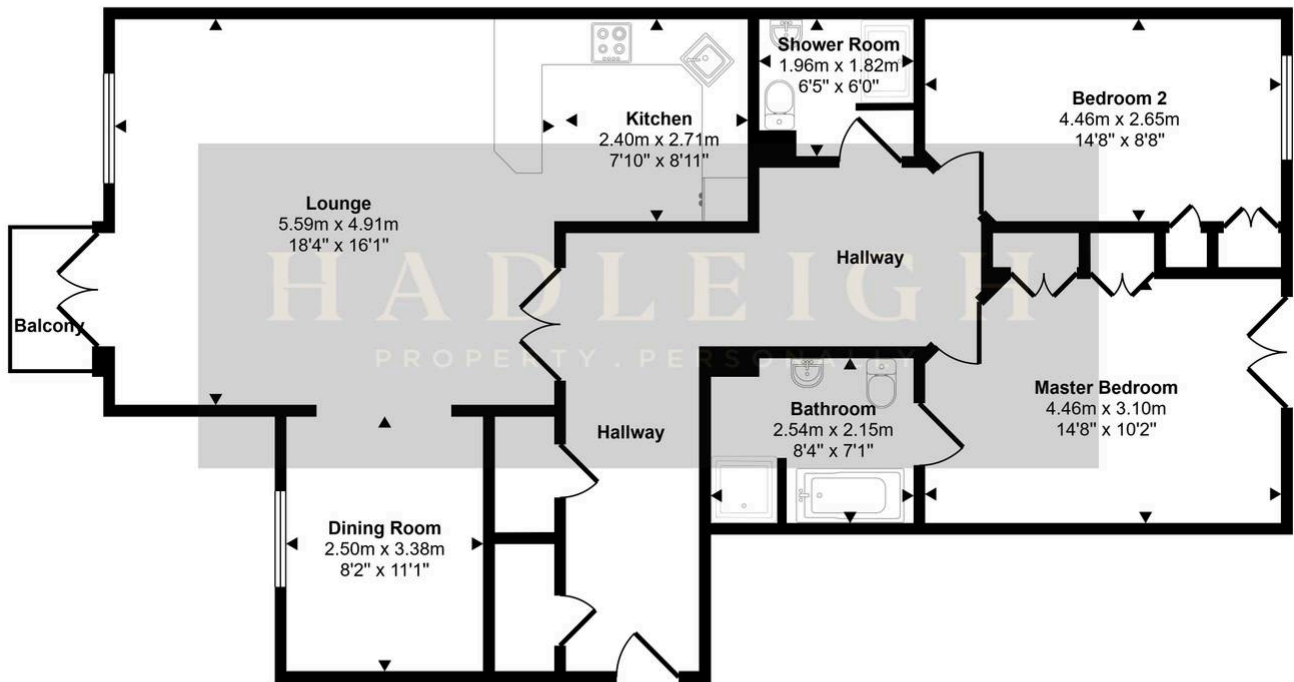
EPC Environmental Impact Rating: B



- Two bedroom apartment
- No upward chain
- Secure underground parking
- On-site gym and communal gardens
- Private balcony
- Over 1200sqft living accommodation
- Beautifully presented throughout



Approx Gross Internal Area
112 sq m / 1206 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.