

Point 3

Jewellery Quarter

B3 1QA

Asking Price Of **£330,000**

Top Floor Apartment

Two Bedrooms

Two Bathrooms

Balcony With Views Over The City





Property Description

DESCRIPTION A spacious and immaculately presented two-bedroom two-bathroom apartment located in a popular Jewellery Quarter development. This stunning apartment is a approximately 1155 sqft and comprises an entrance hallway with doors to a large lounge/diner, separate kitchen, two double bedrooms (one of which has an ensuite bathroom) and a family bathroom. Outside of the property there is a balcony, accessed via the living room, with city skyline views, and residents enjoy the benefit of a secure allocated parking space.

This premium property is a must-see!

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.

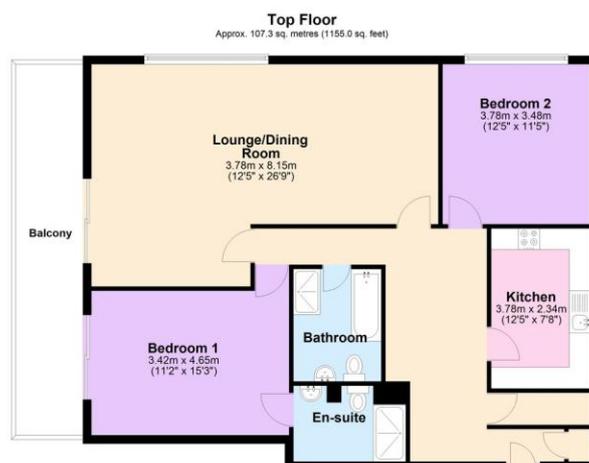
JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements 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



Floor Layout



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

Total approx. floor area 1,155 sq ft (107 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 ©2019.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |