

REASSURINGLY LOCAL



Westgate Apartments

Jewellery Quarter

B1 3DB

Asking Price Of **£135,000**

One-Bedroom Apartment

Third Floor Apartment

Light & Spacious, with Extensive Storage Space

No Upward Chain



Property Description

DESCRIPTION Ideally placed within the Jewellery Quarter and a short walk to the City Centre, this superb third floor property is the perfect apartment for a first-time buyer or an investor, boasting extensive storage space and Karndean flooring throughout, and comprising of a kitchen/dining area, spacious bedroom and bathroom with shower over the bath.

LOCATION The property is located just on the cusp 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 - B

Service Charge - £2,611.68 Per Annum

Ground Rent - £100.00 Per Annum

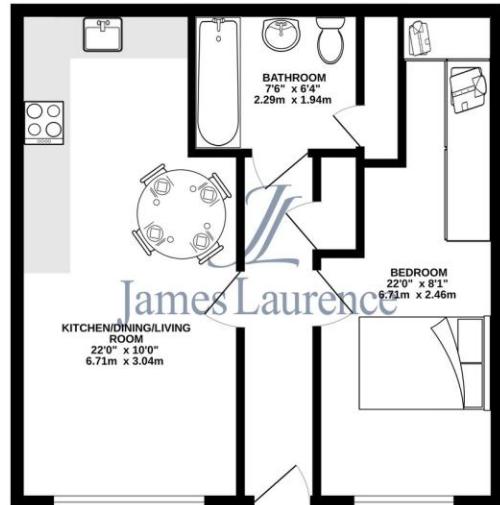
Ground Rent Review Period: TBC

Length of Lease - 99 Years Remaining



Floor Layout

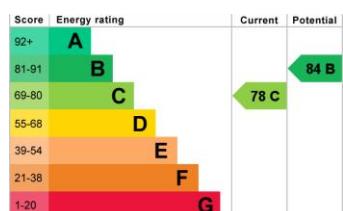
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533sq.ft. (49.5 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 floor plan is not to scale and no guarantee is given as to their accuracy. No liability can be given.
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Total approx. floor area 533 sq ft
(49.5 sq m)

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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