



# Beaufort House

Jewellery Quarter

B3 1PB

Asking Price Of **£259,950**

*Sixth Floor Apartment*

*Secure Allocated Parking*

*Two Double Bedrooms*

*Separate Storage Unit Within The Building*



## Property Description

**DESCRIPTION** A bright and well proportioned property finished to a very high standard offering style, comfort, and the convenience of a city centre location, within a few minutes walk from St Paul's Square. This beautifully appointed two-bedroom apartment is one of the few properties in the building which has secure allocated parking and a separate internal storage unit on the same floor as the apartment.

The property has one main bathroom and an en-suite shower bathroom, and is connected with many smart features, such as Video Intercom System, Third Generation Nest Thermostat for heating and hot water, Sky+ connection in the living room and master bedroom, & Fibre Optic Broadband availability - ideal for those that work from home.

The interior design has been carefully considered with Karndean flooring throughout the living areas, a bespoke kitchen with integrated Bosch appliances, four ring ceramic hob with recirculating extractor hood, plus soft close cupboard doors. The two bathrooms in the property feature Villeroy & Boch fittings and herringbone ceramic tiled walls with penny tiled flooring, brushed brass ironmongery and heated towel rails.

Within the secure reception foyer there are two lifts, and residents also benefit from having an on-site concierge 8am - 1pm Monday - Friday.

**LOCATION** BeaufortHouse occupies a prime central location, between the Jewellery Quarter and Colmore Business District. Transport links are plentiful with Snow Hill train station & New Street train station a 5-minute and 10-minute walk away respectively. By car, the apartment is located just a 5-minute drive from junction 6 of the M6 motorway. It is a 5-minute walk to Birmingham's recently re-developed Chamberlain Square and a few minutes away from leafy St Paul's Square. There are a fantastic selection of independent bars, restaurants, & cafes on it's doorstep, and residents of Beaufort House can also enjoy the city's amenities such as the Bull Ring & Mailbox Shopping Centres, Museums & Galleries, including the Ikon & Birmingham Museum & Art Gallery.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band** – D

**Service Charge** - £2395.38 Per Annum

**Ground Rent** - £350 Per Annum

**Ground Rent Review Period** – TBC



## Floor Layout



Total area: approx. 61.4 sq. metres (661.4 sq. feet)

Total approx. floor area 661 sq ft (61 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		
69-80	C		
55-68	D	65 D	65 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