



REASSURINGLY LOCAL



## Maxim 28

Jewellery Quarter

B3 1AT

Offers over £250,000

*Third Floor Apartment*

*Two Double Bedrooms, Two Bathrooms*

*Refurbished Throughout To A Very High Standard*

*Secure Allocated Parking*





## Property Description

**DESCRIPTION** This superb third-floor apartment has been fully refurbished to an exceptional standard, offering sleek modern interiors and high-quality finishes throughout. Extending to approximately 820 sqft. The internal accommodation comprises an entrance hallway with storage cupboard and doors leading to all principal rooms. The living / dining room provides a bright and spacious living space with large windows, and a Juliette balcony overlooking the canal with views St Pauls Church. The kitchen has been beautifully refitted with contemporary cabinetry, integrated appliances with an exception finish throughout. The master bedroom is a comfortable space with a fitted wardrobe, newly installed carpet & radiator, and an ensuite bedroom with walk-in rainfall shower, sleek tiling, and floating wash basin and WC. The second bedroom is another well-sized double with fitted wardrobe, newly fitted carpet and radiator, perfect for guests or use as a home office. The main bathroom is finished in a boutique hotel style, featuring a bath, vanity unit, wc, and modern brassware.

To the outside of the property there is an allocated parking space within a secure carpark.

The property is being sold with no upward chain.

**LOCATION** Maxim 28 is located on Lionel Street, a short walk from St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at St Pauls House or 100 Trades, or dinner at Pasta Di Piazza or Trentina, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road

**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

## Floor Layout



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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

