





Apt 35, St. James Place, 34 George Road

£335,000 Leasehold

Hadleigh Estate Agents are delighted to offer an 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 and secure underground parking. 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.

Lounge
Boasting an extensive lounge and living accommodation, 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 and ceiling spotlights.



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





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.



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 bedroom allowing for a king size bed, 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

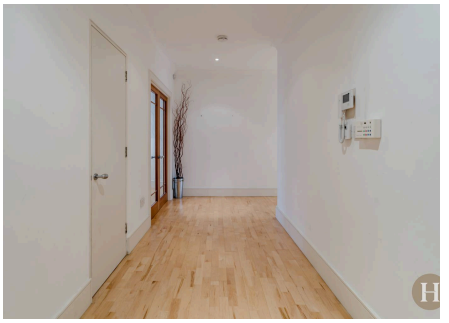
Years remaining: 103

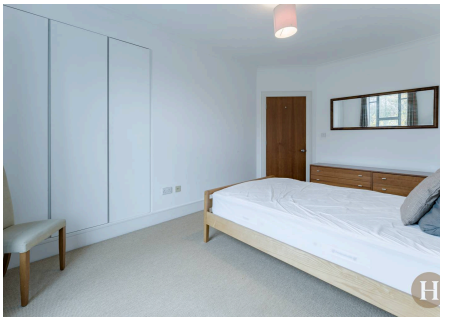
Service Charge PA: £3,995

Ground Rent PA: £150

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







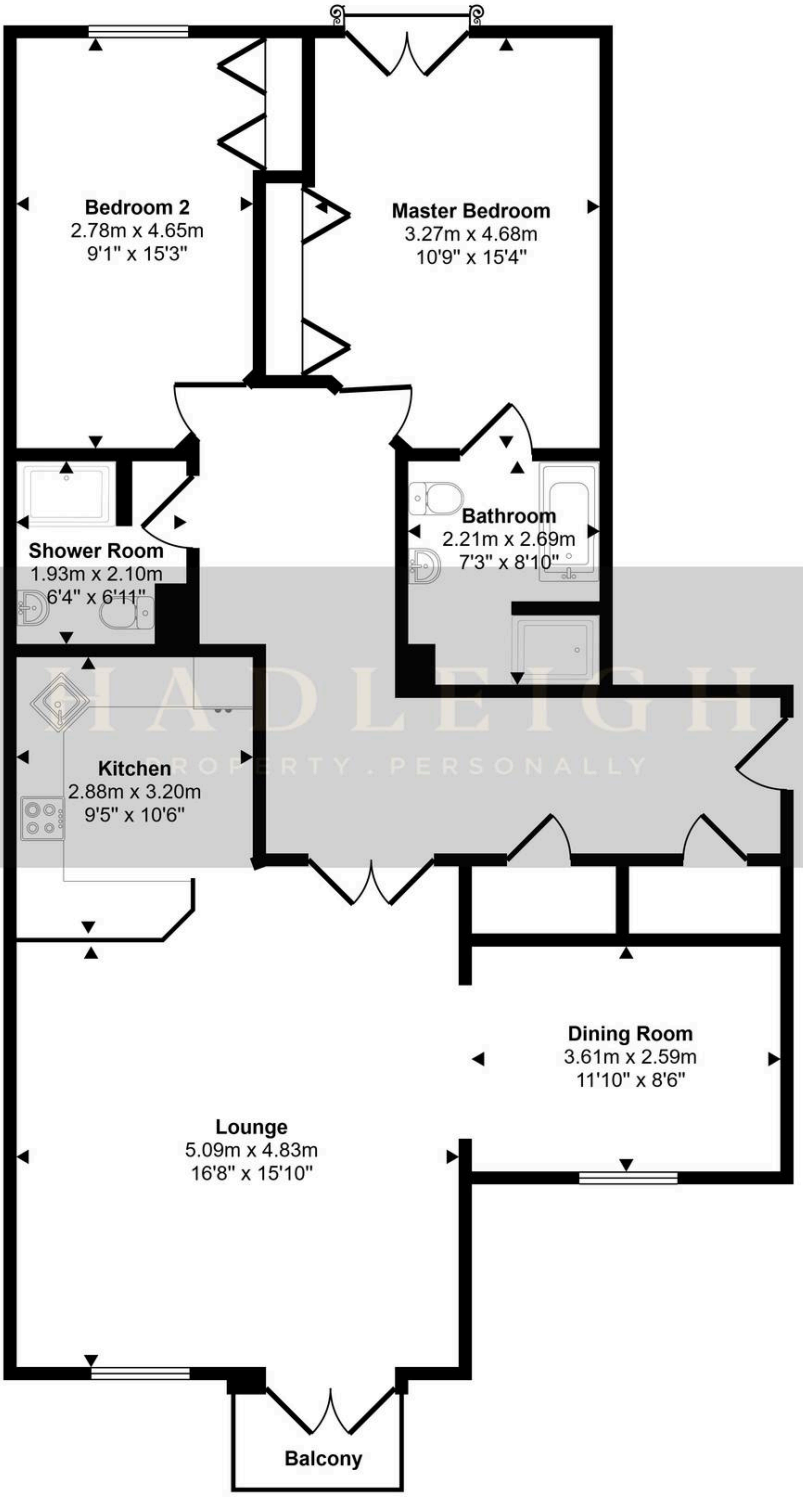
- Spacious two bedroom apartment
- No upward chain
- Bright open-plan lounge
- Private balcony with French doors
- Master with en-suite
- Secure underground parking
- On-site gym







Approx Gross Internal Area
113 sq m / 1216 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.