

APARTMENT 6, RIFLE MAKER BUILDING 32-35  
WATER STREET  
BIRMINGHAM  
B3 1HL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Apartment 6 in the Rifle Maker Building is part of an exclusive boutique development nestled in the vibrant heart of the Jewellery Quarter. This exceptional residence seamlessly blends the unique charm and character of its historic origins with sleek, modern design and contemporary comforts.

This apartment offers an exceptional amount of space, and also benefits from a secure-allocated parking space. In addition to this, there is an outstanding roof terrace with spectacular views. The thoughtfully designed layout and accommodation includes:

Entry via secure communal door

Lift available to apartment door

Impressive Hall

Open plan drawing room/kitchen with spiral staircase to roof terrace

Principal bedroom with dressing and impressive en suite

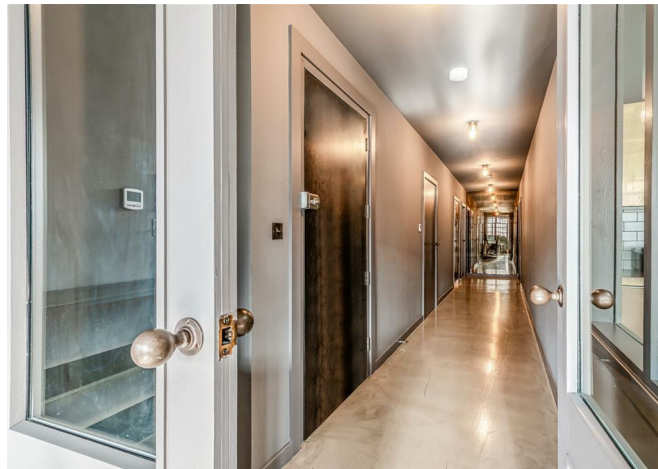
Second Bedroom

Apartment Bathroom

Secure parking

Approximate Gross Internal Area:

EPC Rating: C



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

## SITUATION

The property is located along Water Street, off Ludgate Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The location is only a few yards from the attractive St Pauls Square Birmingham's oldest surviving Georgian square, as well as being within a 5-minute walk of Birmingham City Centre and Snowhill Train/Metro Station. The Jewellery Quarter is one of Birmingham's city centre business hotspots. It is easily accessible with excellent transport links, including Birmingham Snow Hill Station. Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

## DESCRIPTION OF PROPERTY

Introducing an impeccably presented two-bedroom penthouse apartment in the prestigious, award-winning Javelin Block development at Rifle Maker Lofts. Perfectly situated just off St Paul's Square, this residence offers an abundance of space, natural light, and the added convenience of a secure, allocated parking space. The property also boasts an impressive rooftop terrace with panoramic views.

Inspired by the iconic New York loft style, this exceptional apartment features polished concrete floors, underfloor heating throughout, accent lighting, and a striking Victorian prison door as a unique design element.

Located on the top floor, accessible by both stairs and lift, the front door opens into a spacious hallway with a utility cupboard. At the heart of the home is the open-plan drawing room and kitchen, where full-length Crittall-style windows allow sunlight to flood the space. A spiral staircase leads to the expansive roof terrace, equipped with power and lighting, offering breathtaking views of the Birmingham skyline.

The stylish breakfast kitchen is a true highlight, featuring brass-clad wall and base units, integrated appliances, and a worktop designed for modern living. The appliances include a fridge/freezer, dishwasher, microwave, and a range cooker with a ceramic hob and extractor hood.

The principle bedroom is generously sized and features a walk-in dressing area with clothing rails, leading to a luxurious en-suite bathroom. This stunning space includes contemporary white sanitaryware, a large walk-in shower with locally handcrafted brass fittings, a striking copper bathtub, and a bespoke copper heated towel rail.

The second bedroom is another spacious double with direct access to a "Jack and Jill" shower room. This bathroom mirrors the same attention to detail with contemporary white fittings, mosaic-tiled floors, a walk-in shower, and handcrafted brass fixtures, complete with a bespoke copper towel rail.

This apartment combines style, luxury, and prime location to offer an extraordinary living experience.

## DIRECTIONS FROM ASTON KNOWLES

Head southeast on Birmingham Road/A5127

Continue straight towards the city centre, following signs for Birmingham.

At the roundabout, take the 2nd exit onto the A38 (M)

Stay on the A38 as it merges onto the Aston Expressway, heading towards Birmingham city centre.

Continue on the A38 towards City Centre

Follow the A38 (Queensway), passing under the tunnels, and keep an eye on signs for Snow Hill and St. Paul's Square.

Take the exit for St. Chads/Queensway

Exit on the slip road signposted for St. Chads/Queensway, then follow directions towards Colmore Row and the Jewellery Quarter.

Turn left onto Great Charles Street Queensway

After exiting the A38, take the first left onto Great Charles Street Queensway.

Turn right onto Newhall Street

After about 300 meters, turn right onto Newhall Street and follow this road.

Arrive at B3 1HL (Jewellery Quarter)

B3 1HL will be on your right, located in the heart of Birmingham's Jewellery Quarter.

## DISTANCES

Birmingham Museum & Art Gallery

Distance: 0.6 miles (10-minute walk)

A cultural gem, home to a vast collection of artwork, historical artefacts, and exhibitions, including the famous Pre-Raphaelite collection.

St. Paul's Square

Distance: 0.2 miles (5-minute walk)

Birmingham's last remaining Georgian square, surrounded by vibrant restaurants, bars, and the historic St. Paul's Church.

Bullring & Grand Central

Distance: 1 mile (15-minute walk)

Birmingham's iconic shopping and leisure destination, offering a mix of high-end and high-street brands along with numerous dining options.

Birmingham New Street Station

Distance: 1 mile (15-minute walk)

The city's main train station providing direct links to major UK cities, including London in just 90 minutes.

Brindleyplace & The Canal District

Distance: 0.9 miles (15-minute walk)

A lively area with canalside bars, restaurants, and the National Sea Life Centre. Perfect for a leisurely stroll or dining by the water.

Birmingham Airport (BHX)

Distance: 10 miles (25-minute drive)

The international airport offers flights to numerous destinations worldwide, making travel convenient for both leisure and business.

## TERMS

Tenure: Leasehold

Local Authority: Birmingham District Council

Tax Band: G

Average area broadband: 150 Mbps

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

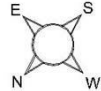
FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

## SERVICES

We understand that mains water, drainage and electricity are connected.



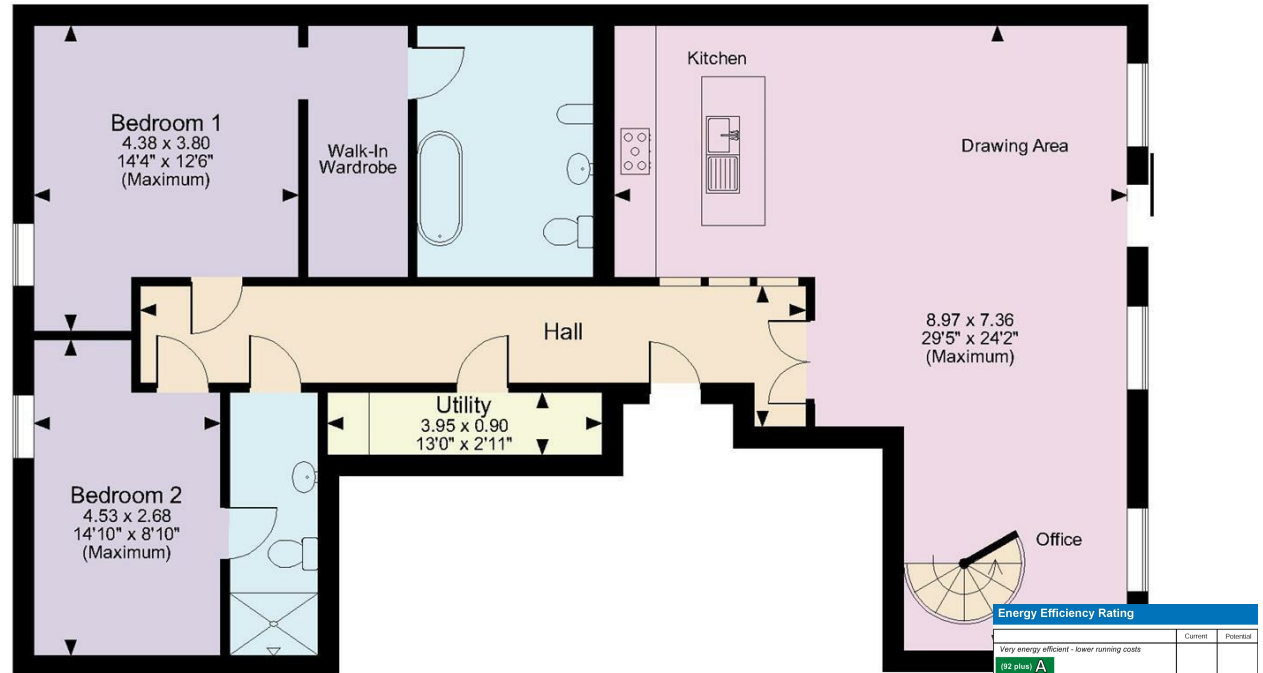
Rifle Maker Building, Apartment, Water Street, Birmingham  
 Approximate Gross Internal Area  
 1231 Sq Ft/114 Sq M



**DISCLAIMER**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: September 2024  
 Particulars prepared: September 2024



Fourth Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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