

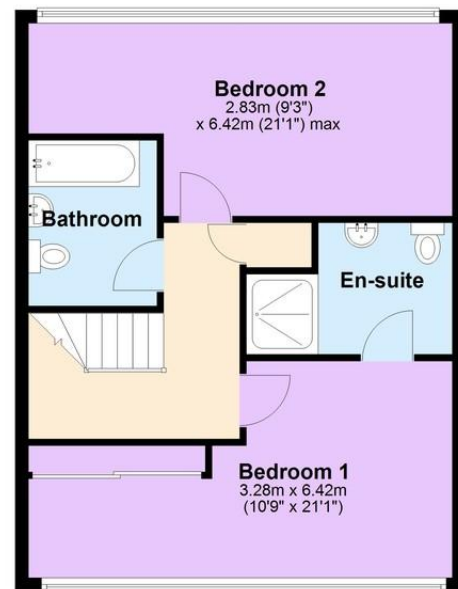


Floor Layout

**Fourth Floor**  
Approx. 40.4 sq. metres (434.8 sq. feet)



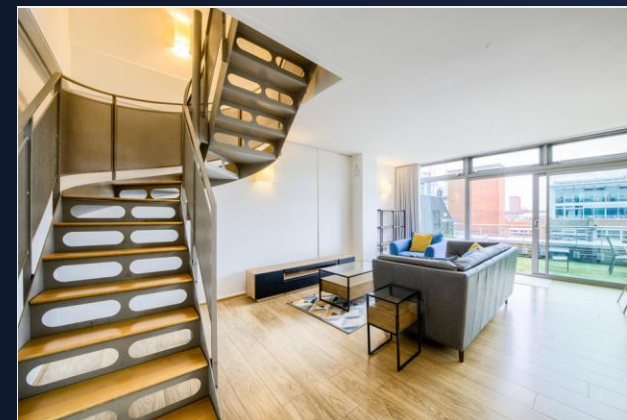
**Top Floor**  
Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 93.5 sq. metres (1006.0 sq. feet)

Total approx. floor area 1,006 sq ft (93 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.



New Hampton Lofts

90 Great Hampton Street  
B18 6EU

£335,000

- Penthouse Apartment
- Roof Top Terrace
- Secure, Allocated Parking
- EWS1 From Granted





**New Hampton Lofts,  
90 Great Hampton Street, Jewellery Quarter, B18  
6EU  
£335,000**

## Property Description

**DESCRIPTION** Spread over two floors, this penthouse boasts an expansive open-plan living area, where large windows flood the space with natural light and offer exceptional views. The two bedroom, two bathroom duplex penthouse located in the historic New Hampton Lofts in the heart of Birmingham's vibrant Jewellery Quarter. This exceptional residence offers a unique blend of luxury, space, and contemporary design, complete with allocated parking and a private roof terrace.

**LOCATION** The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham Snow Hill railway station is a 5 minute walk away, with New Street and Moor Street Stations residing within a 15 minute walk of the property; offering regular links to London, Manchester, Edinburgh and beyond. The property also falls in walking distance of the proposed HS2 station which will allow you to travel to and from the capital in just 49 minutes.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.

**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:** F

**Service Charge:** £3,481.56 Per Annum.

**Ground Rent:** £150.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 126 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

**Further Material Information:**

**Part A**

**Council Tax / Domestic Rates:** F

**Asking price:** £335,000.00

**Tenure\*:** Leasehold

**Part B**

**Property type:** Apartment

**Property construction:** Purpose built.

**Number and types of room:** two bedroom apartment

**Electricity supply:** Mains.

**Water supply:** Mains.

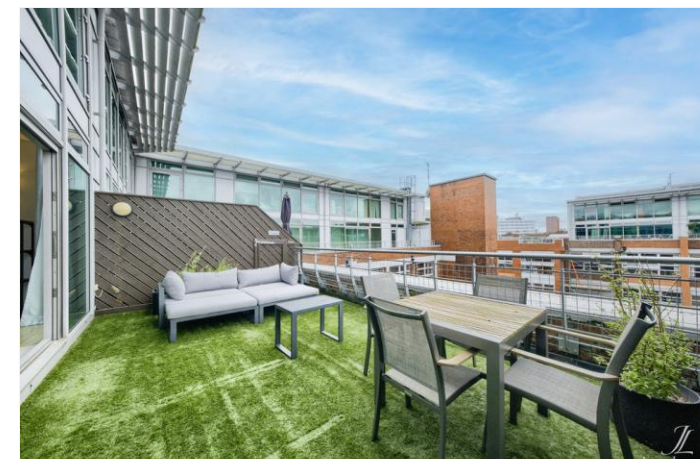
**Sewerage:** Mains.

**Heating:** Electric

**Broadband:** We recommend you complete your own investigation.

**Mobile signal/coverage:** We recommend you complete your own investigation

**Parking:** Yes



**To book a viewing  
of this property:**

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

