

New Hampton Lofts

Jewellery Quarter

B18 6EU

Offers Over **£300,000**

Penthouse Apartment

Roof Top Terrace

Secure, Allocated Parking

EWS1 From Granted



Property Description

DESCRIPTION *EWS1 FORM GRANTED* 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.

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.

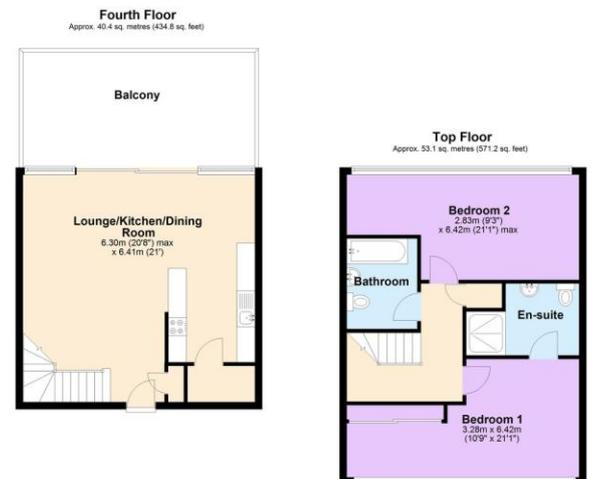
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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.



Floor Layout



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	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