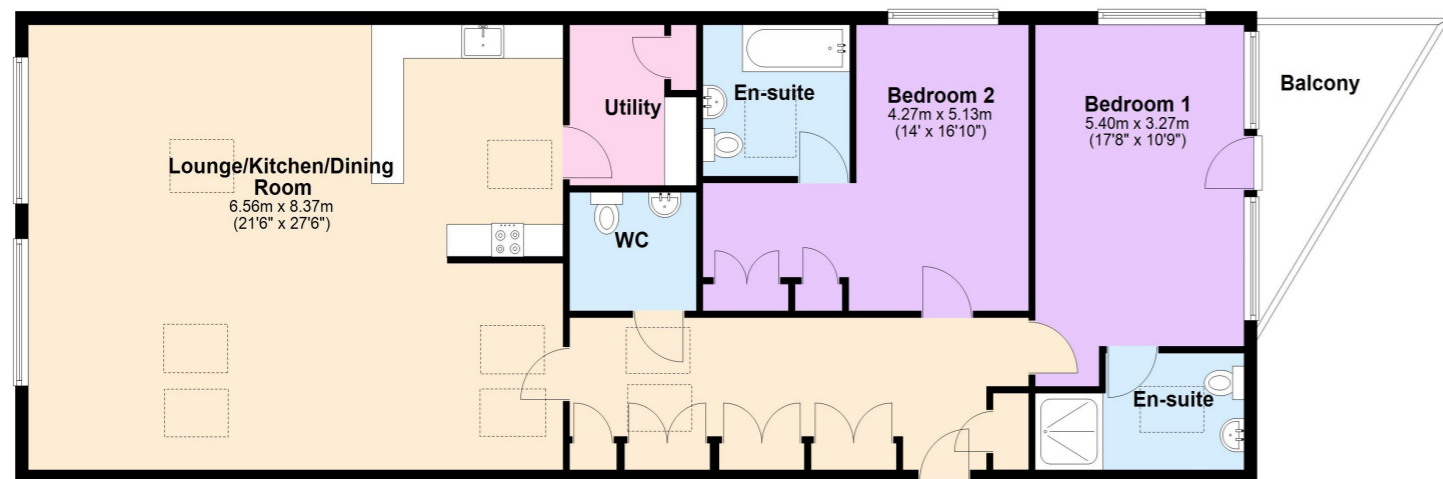


Floor Layout

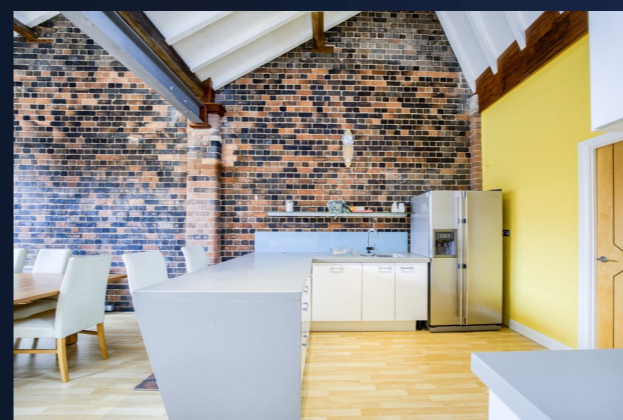
Second Floor

Approx. 126.5 sq. metres (1361.3 sq. feet)



Total approx. floor area 1,361 sq ft (126 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.



Newhall Court

George Street

Jewellery Quarter

B3 1QA

Asking Price Of £435,000

- Unique Penthouse Apartment
- Two Double Bedrooms with En-Suite Bathrooms
- Secure, Allocated Parking
- Private Terrace
- Excellent Condition
- Viewing Highly Recommended





**Newhall Court,  
George Street, Jewellery Quarter, B3 1QA  
Asking Price Of £435,000**



## Property Description

**DESCRIPTION** Discover the epitome of luxury living in this stunning 1,361 square-foot two-bedroom penthouse apartment, perfectly located in the heart of Birmingham's historic Jewellery Quarter. Situated in a sympathetically converted Victorian works, this unique apartment benefits from a wealth of character features, including expansive accommodation with high vaulted ceilings, attractive sand blasted brickwork, 'Velux' skylight windows and exposed timber trusses throughout.

Finished to a high specification, the penthouse comprises of a light and spacious open plan living / dining & kitchen area, large master bedroom with en-suite shower room and decked terrace area, generous second double bedroom with en-suite bathroom, reception hall with large inbuilt cupboards, convenient guest WC, separate utility room, secure entry system and allocated gated parking. This distinctive property offers the security of a long-term investment with an extensive 976-year lease remaining.

**LOCATION** Situated within the vibrant Jewellery Quarter, this apartment offers the best of Birmingham's cultural and culinary scenes right at your doorstep. Enjoy a leisurely stroll to boutique shops, trendy cafes, fine dining restaurants, and art galleries. The property boasts excellent transport connections, including nearby train and tram stations, and links to the national motorway network, providing easy access to the city and beyond.

**JAMES LAURENCE 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 for information purposes only and should not be relied upon. We would request all information to be verified by the purchaser's chosen solicitor.



**REASSURINGLY LOCAL**



**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.

**Length of Lease:** 976 Years Remaining  
**Service Charge:** £4,009.00 Per Annum  
**Ground Rent:** £50.00 Per Annum  
**Ground Rent Review Period:** Please seek confirmation from your solicitor

### FURTHER MATERIAL INFORMATION

#### Part A

**Local Authority:** Birmingham City Council  
**Council Tax / Domestic Rates:** F  
**Asking price:** £435,000.00  
**Tenure:** Leasehold

#### Part B

**Property type:** Apartment  
**Property construction:** We recommend you complete your own investigation  
**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

#### Part C

**Building safety:** Please seek confirmation from your solicitor  
**Restrictions:** Please seek confirmation from your solicitor  
**Rights and easements:** Please seek confirmation from your solicitor  
**Flood risk:** Please seek confirmation from your solicitor  
**Coastal erosion risk:** Please seek confirmation from your solicitor  
**Planning permission:** Please seek confirmation from your solicitor  
**Accessibility/adaptations:** Please seek confirmation from your solicitor  
**Coalfield or mining area:** Please seek confirmation from your solicitor  
**Energy Performance Certificate (EPC):** E

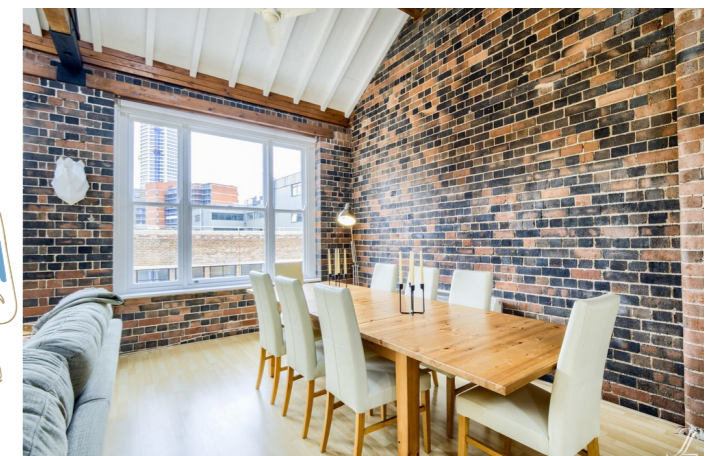
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:

**Free Valuation:** Please contact this office 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 this 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 this office to make a free appointment.



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

**Call:**  
0121 604 4060

**Email:**  
info@jameslaurenceuk.com

