



Newhall Court

Jewellery Quarter

B3 1QA

Asking Price Of **£395,000**

Two Double Bedrooms

Two En-Suites

Secure, Allocated Parking

Excellent Condition



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, 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:



Floor Layout



Total area: 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 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.