



James *L* LaurenceTM
Sales and Lettings

63 HERITAGE COURT WARSTONE LANE, JEWELLERY
QUARTER, BIRMINGHAM, B18 6HP
ASKING PRICE OF £210,000





DESCRIPTION

A luxury, spacious two bedroom, two bathroom apartment on the second floor of the popular Heritage Court residential development in the heart of the historical Jewellery Quarter. The property boasts open living/dining room, with access to the balcony, the bonus of a separate fitted kitchen with integrated appliances, spacious bedrooms, the master with en-suite bathroom and ample storage space.

One of the big features of the apartment is that it comes complete with secure underground allocated parking space & private outside balcony space, courtyard facing for added privacy.

Heritage Court is ideally located in the heart of the Jewellery Quarter, close to the Golden Square, a short walk from city and transport amenities. The development boasts an excellent concierge service.

PARKING

The property boasts one secure & allocated parking space.

AREA

This is a fabulously located apartment situated in the heart of the Jewellery Quarter. Heritage Court is generally regarded as the flagship of the Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance. The apartment is a very short walk to St. Pauls Square, a lovely green square with bars, restaurants and the popular live music club, the Jam House. Broad Street and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		