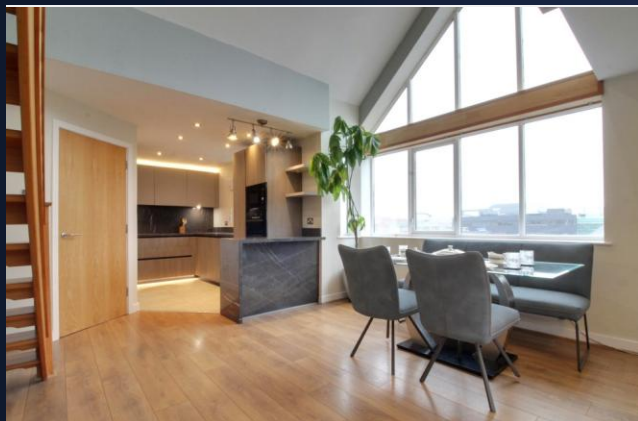
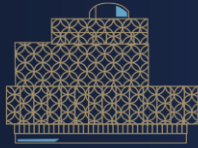




Lexington Apartments

Birmingham City Centre

B1 2RR

Offers In Excess Of £335,000

Two double bedrooms

Spread across approximately 1,047.7 sq. ft of living space

Secure & Allocated Parking

Spacious open-plan lounge/dining room



Property Description

DESCRIPTION Set within the sought-after Lexington Apartments development in the heart of Birmingham's vibrant Jewellery Quarter and just moments from the City Centre, this stylish duplex apartment offers spacious living across approximately 97.3 sq. metres (1,047.7 sq. feet).

Located on the third floor, the apartment opens into a welcoming hallway leading through to a generously proportioned open-plan lounge and dining area, ideal for entertaining, featuring large windows that flood the room with natural light. Adjacent is a well-designed kitchen, fitted with contemporary units and ample worktop space.

The third floor also hosts two well-sized double bedrooms.

Bedroom 1 boasts built-in storage and a private en-suite shower room.

Bedroom 2 is particularly spacious, stretching the full depth of the property. A modern family bathroom is also located on this floor, complete with bath, WC and basin.

A staircase from the lounge leads down to the mezzanine level, an impressive and versatile open space overlooking the main living area. Measuring approximately 4.53m x 2.85m, this area is perfect for use as a home office, studio, second lounge, or guest bedroom.

LOCATION Lexington Apartments is ideally situated on Scotland Street, right on the edge of Birmingham's iconic Jewellery Quarter and within easy reach of the City Centre. This prime location offers the perfect balance between urban convenience and the charm of a historic district renowned for its creative energy, independent businesses and stunning architecture.

Residents benefit from being just a short walk from St Paul's Square, with its leafy surroundings, cafes, bars and restaurants, as well as the bustling amenities of the Jewellery Quarter, including artisan shops, galleries, and popular eateries. The area also offers excellent transport connectivity, with Jewellery Quarter Train and Metro Station and Snow Hill Station both nearby, providing quick links across Birmingham and beyond.



Floor Layout



Total approx. floor area 1,047 sq ft (97 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		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

James Laurence
James Laurence

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.