



## House of York Charlotte Street Birmingham, B3 1PT

An exquisite modern residence, a true gem in Birmingham's prestigious Jewellery Quarter. This stunning two-bedroom apartment, nestled within a meticulously converted Grade II listed Victorian industrial building, effortlessly combines historic charm with contemporary elegance.

Situated within easy reach of Birmingham's bustling commercial district and New Street station, convenience meets luxury at your doorstep. The heart of this home is a beautifully designed open-plan kitchen and lounge, providing access to a private balcony overlooking the courtyard.

Two generously sized bedrooms, complemented by a stylish bathroom and an en-suite shower room, offer the perfect sanctuary for modern city living. Meticulously renovated in 2019 to the highest standards by the owner, this residence boasts a flawless blend of historic character and contemporary flair.

Enjoy peace of mind with secure and gated allocated parking, including a space conveniently located directly under the apartment. Additional private external storage can be found at the back of the parking space. Currently rented at £1375 per calendar month, this property presents not only luxury living accommodation but also a sound investment opportunity. The epitome of sophisticated city living. Contact us now to schedule a viewing of this must-see property.

**Asking Price £295,000**

# House of York Charlotte Street

Birmingham, B3 1PT



- Stunning two-bedroom Grade II listed apartment
- Open-plan kitchen / lounge
- Secure and gated allocated parking
- House Of York development
- Balcony over-looking courtyard
- EPC Rating C
- Situated close to the Jewellery Quarter and St. Paul's Square
- 2 Modern shower rooms

## Hallway

23'7" x 3'1" (7.21 x 0.96 )

## Open-plan kitchen / lounge

16'1" x 19'6" (4.91 x 5.95)

## Bedroom 1

14'4" (at largest) x 8'5" (4.37 (at largest) x 2.58)

## En-suite

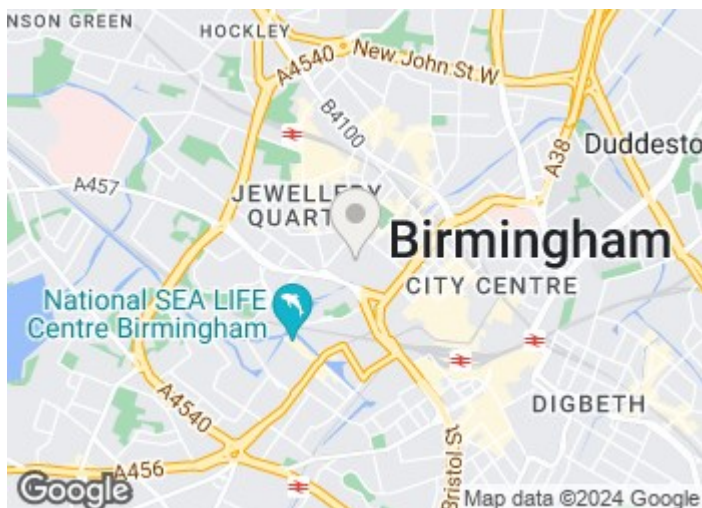
4'2" x 7'7" (1.29 x 2.33)

## Bedroom 2

8'6" x 13'8" (2.60 x 4.17)

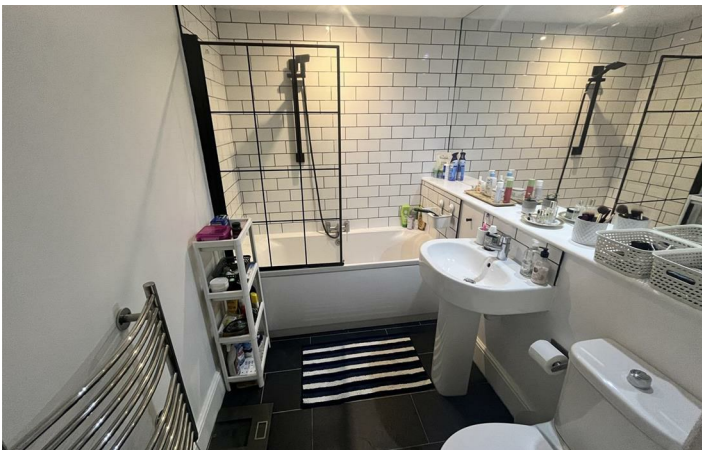
## Bathroom

7'7" x 5'1" (2.32 x 1.55)



[Directions](#)





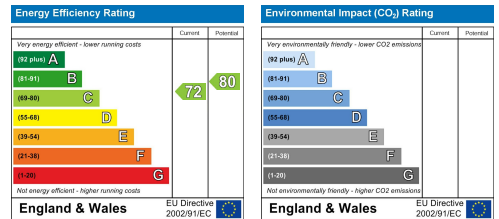
# Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.  
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