



## Warstone Lane

Birmingham

B18 6HP

**Offers over £160,000**

*Spacious One-Bedroom Apartment*

*Ground Floor*

*667 sqft*

*Daytime Concierge*



## Property Description

**DESCRIPTION** This incredibly spacious, one bedroom apartment is located within the prestigious Heritage Court development, on the bustling Warstone Lane in the heart of Birmingham's historic Jewellery Quarter.

The internal accommodation briefly comprises an Entrance Hallway, Kitchen, Lounge/Dining Room, Double Bedroom with Ensuite Bathroom, and separate WC. The property is circa 667 sqft, making it larger than average for one-bedroom apartments within the area.

Outside of the property there is a patio area, and an allocated parking space within the development's secure car park.

**LOCATION** 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 Brindley Place are also within walking distance and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra.

The apartment offers easy access to the main commercial and shopping areas, the M6, Snow Hill Station, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

**JAMES LAURENCE ESTATE AGENTS 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.



## Floor Layout



Total approx. floor area 667 sq ft (62 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		