



99 Branston Street, Jewellery Quarter, Birmingham

£150,000



Leasehold | EPC rating: D

- Prime Jewellery Quarter Location
- Characterful Loft-Style Living
- Service Charge: Approx. £3,100 Per Annum
(Including Water Charges)

- High ceilings and large windows
- Secure Allocated Parking Space
- Lease Length: 123 Years

BELVOIR!

Property is personal

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Description

Belvoir! Birmingham Central are delighted to present this exceptional one bedroom apartment within the highly desirable New Hampton Lofts development, located in the heart of Birmingham's renowned Jewellery Quarter. Combining contemporary living with distinctive character features, this impressive home offers a fantastic opportunity for both owner-occupiers and investors alike.

Beautifully presented throughout, the apartment boasts an expansive open-plan living, dining and kitchen area, creating a stylish and versatile space ideal for modern living, entertaining guests or simply relaxing at the end of the day. Large feature windows and high ceilings flood the apartment with natural light, enhancing the sense of space and showcasing the development's sought-after loft-style design.

The generous double bedroom provides a peaceful retreat, while the property further benefits from a brand new contemporary bathroom, new flooring throughout, a recently installed boiler and upgraded radiators, creating a home that is truly move-in ready with minimal additional expenditure required. These recent improvements provide added peace of mind for purchasers and enhance the property's modern finish. Further benefits include secure allocated parking within a gated development, secure entry access and well-maintained communal areas, offering convenience, security and peace of mind.

Ideally positioned within walking distance of St Paul's Square, Snow Hill Station, Jewellery Quarter Station, Colmore Row and Birmingham City Centre, residents can enjoy an outstanding selection of independent cafes, award-winning restaurants, boutique bars and local amenities right on their doorstep. Excellent transport connections also provide easy access across Birmingham and beyond. The property is offered with approximately 123 years remaining on the lease, a service charge of approximately £3,100 per annum, which includes water charges, and a ground rent of £300 per annum.

Offered to the market with no onward chain, this property represents an excellent opportunity for purchasers seeking a straightforward transaction. It also presents a fantastic investment opportunity, benefiting from strong rental demand and long-term growth potential within one of Birmingham's most established and desirable residential districts. Equally, it offers a superb chance for first-time buyers looking to enjoy the lifestyle and convenience that the Jewellery Quarter has to offer.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

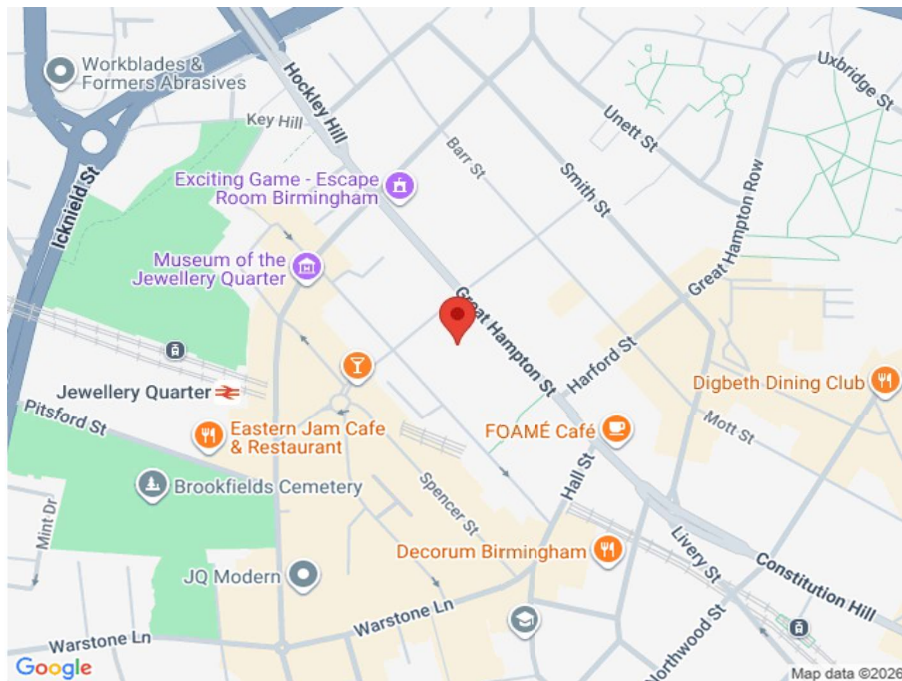
Anti-Money Laundering (AML) Checks

In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £50 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Photographs



Map





Floor Plan

Belvoir
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Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io