



99 Branston Street, Jewellery Quarter, Birmingham

£240,000



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Leasehold | EPC rating: D

- Lift Access & Secure Intercom Entry System
- Secured Allocated Parking
- EWS1 Certification Available
- Exceptional Two Bedroom Loft-Style Apartment
- High Ceilings & Large Feature Windows
- Open-Plan Living, Dining & Kitchen Area

BELVOIR!

Property is personal

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Description

Belvoir! Birmingham Central are delighted to present this exceptional two-bedroom loft-style apartment, located within the highly sought-after New Hampton Lofts development in the heart of Birmingham's vibrant Jewellery Quarter.

Extending to an impressive 1,277 sq ft, this beautifully presented first-floor apartment offers a rare blend of character, space and modern city living. Boasting super-high ceilings and large industrial-style windows, the property enjoys an abundance of natural light throughout, creating a bright and airy living environment.

The accommodation briefly comprises a spacious open-plan living, dining and kitchen area, ideal for both relaxing and entertaining, two generous double bedrooms, a well-appointed en-suite bathroom to the principal bedroom, and a separate shower room. Further benefits include electric heating, double glazing, lift access, secure intercom entry and a secure gated allocated underground parking space.

New Hampton Lofts is one of the Jewellery Quarter's most desirable residential developments, perfectly positioned to take advantage of the area's excellent amenities. Residents can enjoy an array of independent cafes, bars, restaurants and boutique shops, whilst Birmingham City Centre, Snow Hill Station, Jewellery Quarter Station and major motorway links are all within easy reach. A Tesco supermarket is conveniently located adjacent to the development.

Offered to the market with no upward chain and benefiting from an EWS1 certificate, this outstanding apartment is ideally suited to owner-occupiers and investors alike.

Early viewing is highly recommended to fully appreciate the size, character and quality of accommodation on 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.

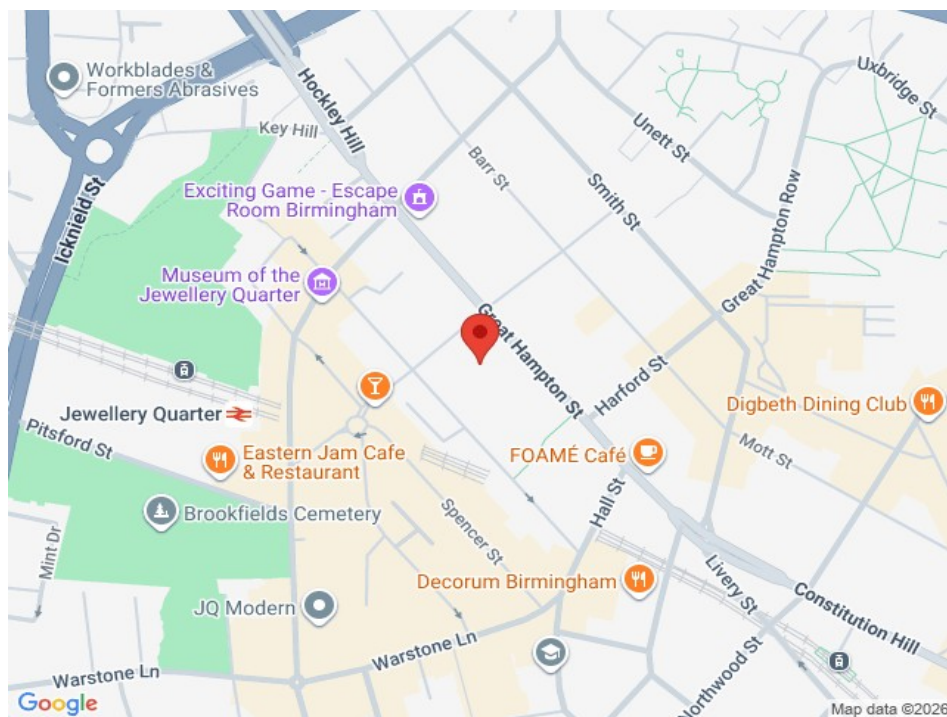
Anti-Money Laundering (AML) Checks

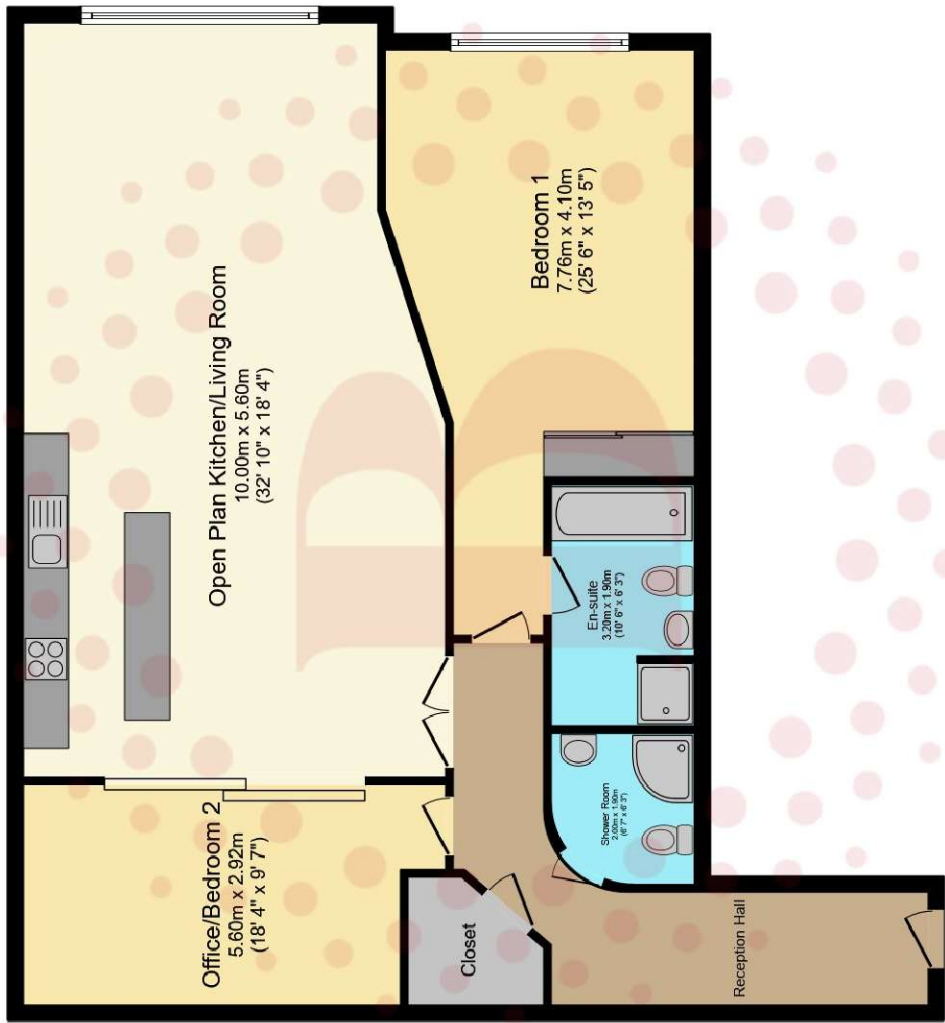
In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £50 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you 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.

Rooms



Photographs





First Floor

Total floor area: 118.7 sq.m. (1,277 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