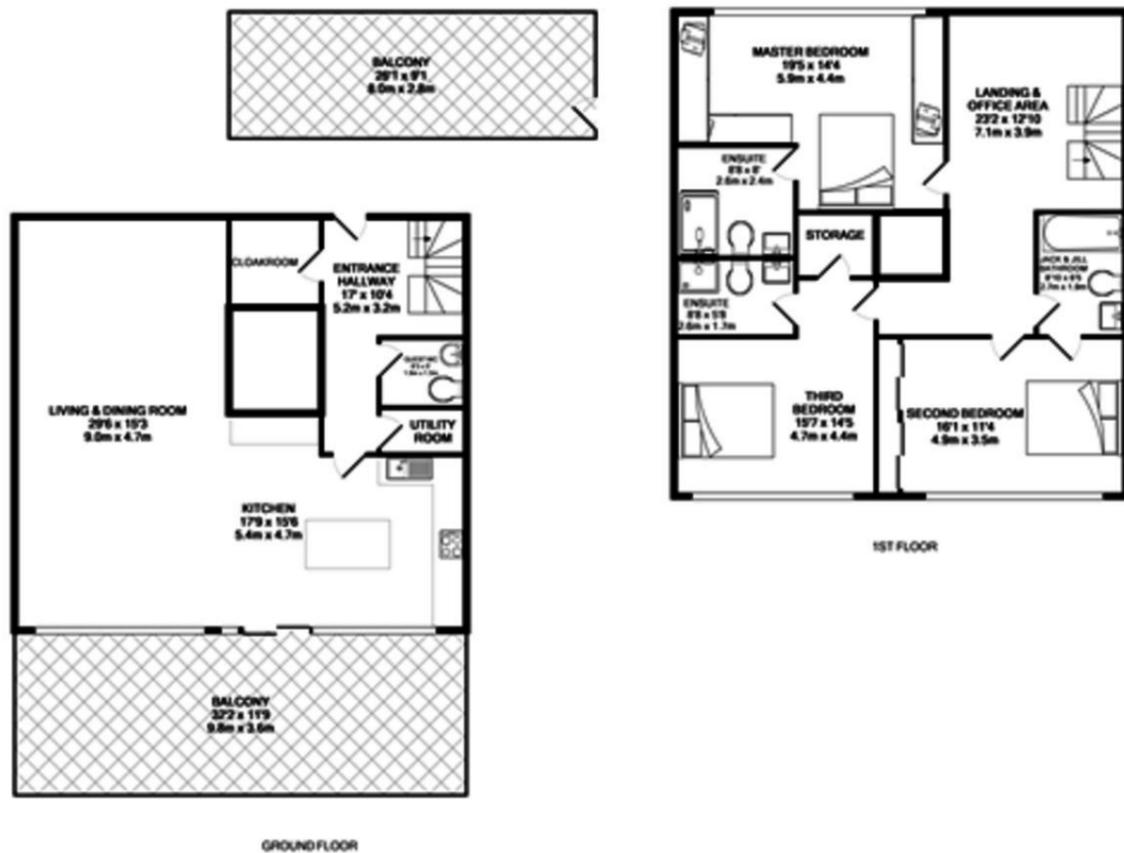


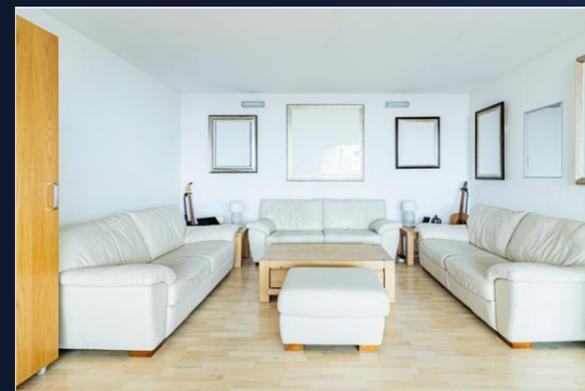


Floor Layout



Total approx. floor area 2,163 sq ft (201 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.



New Hampton Lofts

99 Branston Street
B18 6BG

Asking Price Of **£475,000**

- Penthouse Apartment
- Stunning Views Reaching Far Beyond
- Spanning Across 2163 Sq. Ft. Internally
- Two Secure & Allocated Parking Spaces



**New Hampton Lofts,
99 Branston Street, Jewellery Quarter, B18 6BG
Asking Price Of £475,000**



Property Description

DESCRIPTION Set within the prestigious New Hampton Lofts development in Birmingham's Jewellery Quarter, this impressive duplex apartment offers generous, well-balanced accommodation across two levels, combining contemporary finishes with excellent natural light and far-reaching views. The property is thoughtfully laid out to suit modern living with spacious reception areas, multiple bathrooms and private outdoor space, making it an ideal home for owner-occupiers seeking both style and practicality in a prime Jewellery Quarter location.

The apartment is accessed via a welcoming entrance hallway with useful storage and a cloakroom/WC, leading through to a superb open-plan living and dining space. This expansive room benefits from large windows and sliding doors which flood the space with natural light, complemented by wood-effect flooring that runs throughout the main living areas. There is ample room for both lounge furniture and a full dining set, creating a versatile and sociable environment.

The contemporary kitchen is well appointed with a range of sleek wall and base units, stone-effect work surfaces, integrated appliances and a central island. Tiled flooring and recessed ceiling spotlights complete the modern finish, while direct access to the balcony enhances everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms, all finished with neutral décor and fitted carpets. The principal bedroom is particularly spacious and benefits from fitted wardrobes and a modern en-suite shower room with walk-in shower, wall-hung sanitaryware and tiled finishes. The second bedroom also enjoys its own Jack and Jill en-suite bathroom featuring a tiled suite with a bath and shower above, wc, basin, and heated towel rail, while the third bedroom, also including an en-suite bathroom, is ideal as a guest room, home office or additional sleeping accommodation.

To the outside of the apartment residents can enjoy the rare benefit of two private balconies, providing valuable outdoor space with elevated views across the Jewellery Quarter and surrounding cityscape. These areas offer an excellent spot for morning coffee or evening relaxation, extending the living space outdoors while maintaining privacy. The property also benefits from two allocated parking spaces within the development's secure carpark.



LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, just a few steps from St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars, cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham Snow Hill railway station is a 5 minute walk away, with New Street and Moor Street Stations residing within a 15 minute walk of the property; offering regular links to London, Manchester, Edinburgh and beyond. The property also falls in walking distance of the proposed HS2 station which will allow you to travel to and from the capital in just 49 minutes.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - G

Service Charge - £6064.00 per annum

Ground Rent - £300.00 per annum.

Ground Rent Review Period - Next review due in October 2025

Length of Lease - 124 years remaining

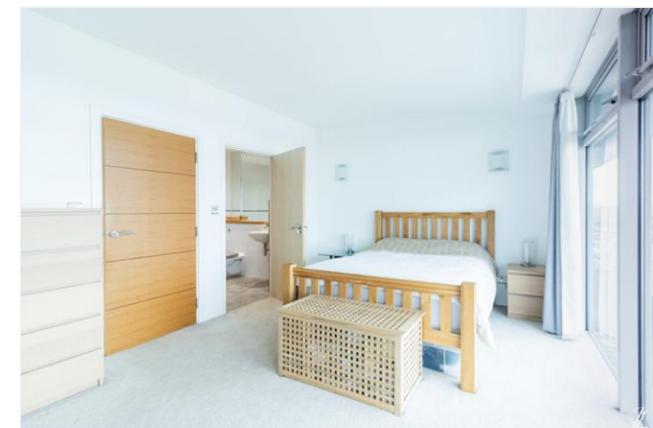
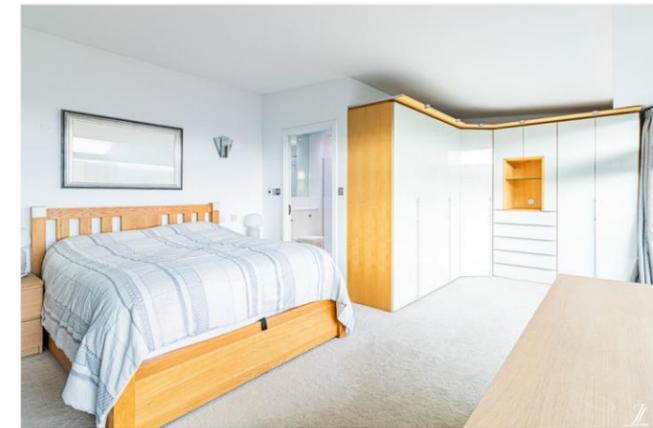
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing
of this property:**

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

