



Hallmark Apartments

Jewellery Quarter

B1 3JP

Offer over **£110,000**

Second Floor Apartment

One Double Bedroom

Floor to Ceiling Windows

Short Walk To St. Paul's Square



Property Description

DESCRIPTION A superb property for a first time buyer or an investor. The property comprises of a separate kitchen with appliances, living area, spacious bedroom and bathroom with shower over bath. The property offers a modern neutral finish for a quick and easy move into the busy city life! Hallmark is in the heart of the luxury Jewellery Quarter on the third floor with train station and metro within walking distance. Local amenities such as shopping boutiques, restaurants and bars, close to the Bullring, Mailbox and Brindley Place.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - £1,553.88 Per Annum.

Ground Rent - £173.07 Per Annum.

Ground Rent Review Period – TBC

Length of Lease - 976 Years Remaining



Floor Layout



Total area: approx. 41.3 sq. metres (444.9 sq. feet)

Total approx. floor area 444 sq ft (41 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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements