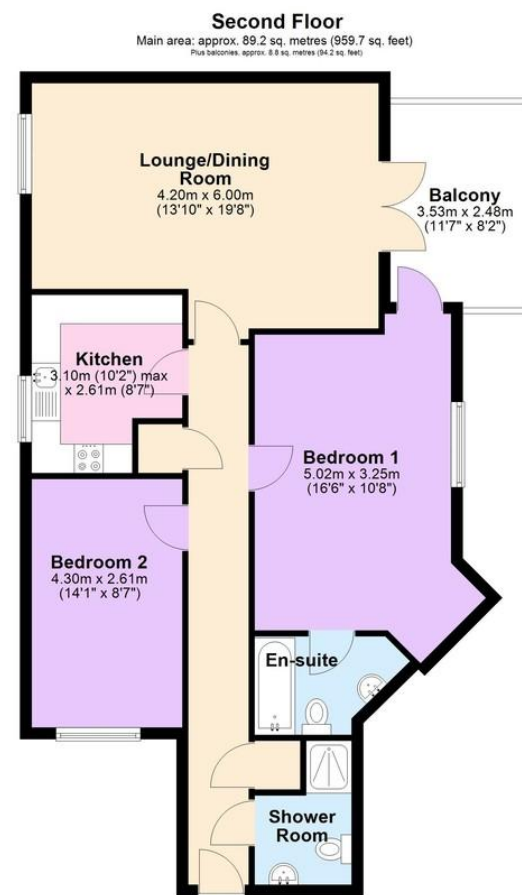




Floor Layout



Main area: Approx. 89.2 sq. metres (959.7 sq. feet)
Plus balconies: approx. 8.8 sq. metres (94.2 sq. feet)

Total approx. floor area 960 sq ft (89 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.



Heritage Court

Warstone Lane

Jewellery Quarter

B18 6HP

Asking Price Of **£190,000**

- Second Floor Apartment
- Two-Bedrooms, Two Bathrooms
- Lift Access
- Secure Allocated Parking
- Concierge
- Prime Jewellery Quarter Location



**Heritage Court Warstone Lane,
Jewellery Quarter, Birmingham, B18 6HP**
Asking Price Of **£190,000**



Property Description

DESCRIPTION A luxury, spacious two bedroom, two bathroom apartment on the second floor of the popular Heritage Court residential development in the heart of the historical Jewellery Quarter. The property boasts open living/dining room, with access to the balcony, the bonus of a separate fitted kitchen with integrated appliances, spacious bedrooms, the master with en-suite bathroom and ample storage space.

One of the big features of the apartment is that it comes complete with secure underground allocated parking space & private outside balcony space, courtyard facing for added privacy.

Heritage Court is ideally located in the heart of the Jewellery Quarter, close to the Golden Square, a short walk from city and transport amenities. The development boasts an excellent concierge service.

PARKING The property boasts one secure & allocated parking space.

AREA 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 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 - E

Service Charge - £5127.54 per annum

Ground Rent - £100 per annum

Ground Rent Review Period - TBC

Length of Lease - 101 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.

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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.



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of this property:**

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