



Newhall Court

Jewellery Quarter

B3 1DR

Offers In Excess Of **£225,000**

Two-Bedroom Apartment

Secure Allocated Parking

Refurbished Throughout

Gated Development



Property Description

DESCRIPTION *EWS1 FORM GRANTED* This beautifully redecorated two-bedroom apartment is situated on the second floor of the popular Newhall Court development. Situated just a short walk from St Pauls Square, Jewellery Quarter amenities and the financial district.

When entering the property, you are welcomed by a spacious entrance hallway, fitted with ample storage and doors leading to each room. The large lounge/diner benefits from Juliette balcony doors overlooking the courtyard and access through to the separate kitchen.

Less than two years old, integrated appliances within the kitchen include; the boiler, dishwasher, washing machine and oven. Tastefully fitted with matching wall and base units, with a wood style work surface above.

Furthermore, there are two great double bedrooms, with the master benefiting from an ensuite shower room. The family bathroom has been recently renovated to a gorgeous, modern standard.

Externally the apartment benefits from a secure, allocated parking space within the gated courtyard, along with lift access and an intercom entry system.

LOCATION 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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band - E

Service Charge - £3,500 Per Annum

Ground Rent - £48 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 979 Years Remaining



Floor Layout



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

Total approx. floor area 772 sq ft (72 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	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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