



# Heritage Court Warstone Lane Jewellery Quarter

B18 6HP

Asking Price Of **£255,000**

*Spacious Two Bedroom Apartment*

*Ground Floor*

*Private Patio Area*

*Fob Entry System*





## Property Description

**DESCRIPTION** A fantastic example of an extremely spacious two double bedroom, two bathroom apartment in the sought after Heritage Court. This is the ideal opportunity for those looking for extra space within the heart of the Jewellery Quarter just a stones throw away from the community focal point of the Golden Square. Also just a short walk away from Jewellery Quarter Station, Snow Hill Station and New Street Station this is ideal for commuters using all lines from within the city. Furthermore a brief walk to the eclectic boutiques and eateries of St Pauls Square and Jewellery Quarter makes this perfect for modern city living.

There is a concierge on site and great security.

Property itself comprising of:- Entrance hallway, separate kitchen, family bathroom with standing shower, two large storage cupboards, spacious lounge/diner leading out to your private patio area, two double bedrooms with master bedroom allowing an en-suite.

Also benefitting from secure, allocated parking!

**AREA** Undoubtedly, the real gem in Birmingham's crown is the unique Jewellery Quarter, which dates back more than 200 years and still generates 40% of the UK's jewellery production.

This exquisite area is a cornucopia of jewellers, jewellery designers, fashionable bars and restaurants. As a result, it is a perfect location for those seeking to live, work and relax in an increasingly aspirational city.

A designated conservation area and proposed World Heritage Site this is 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.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band** - E

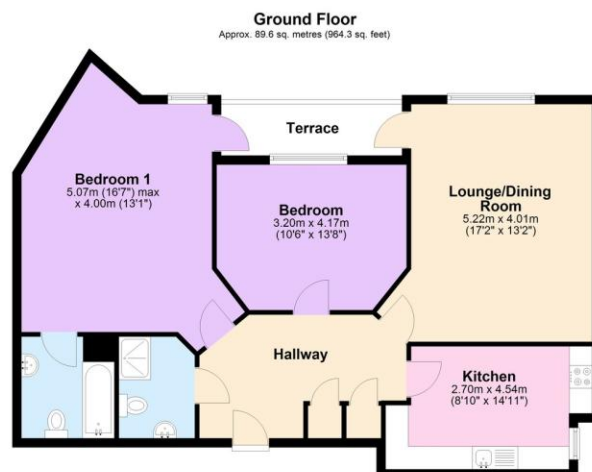
**Service Charge** - £6475 Per Annum

**Ground Rent** - £100 Per Annum

**Length of Lease** - 103 Years Remaining



## Floor Layout



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

Total approx. floor area (964.3 sqft)

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		
69-80	C	71 C	75 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