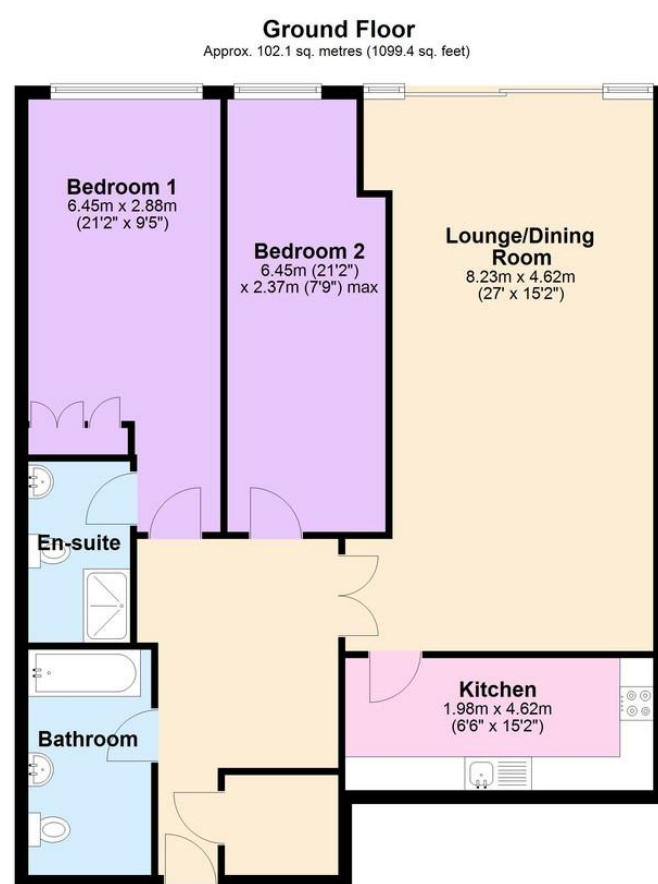


Floor Layout



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)

Total approx. floor area 1,099 sq ft (102 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.

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

New Hampton Lofts

91 Branston Street
B18 6BF

Asking Price Of **£370,000**

- Two Double Bedrooms
- Private Terrace
- Secure, Allocated Parking
- Short Walk To St. Paul's Square





**New Hampton Lofts,
91 Branston Street, Birmingham, B18 6BF
Asking Price Of £370,000**



Property Description

DESCRIPTION This stylish, modern and unique apartment located in New Hampton Lofts, offers an expansive open-plan living area, complete with industrial features that provide a nod to the building's history. This recently refurbished two bedroom, two bathroom loft style apartment leads onto your own spacious private terrace, situated within a larger gated courtyard. This exceptional residence is located in the heart of Birmingham's vibrant Jewellery Quarter and offers a unique blend of luxury, space, and contemporary design, complete with secure, allocated underground parking.

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 sanitary ware 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.

Temure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: E

Service Charge: £3,986.62 Per Annum.

Ground Rent: £150.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 126 Years Remaining.

EPC: C

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.

Further Material Information:

Part A

Council Tax /Domestic Rates: E
Asking price: £370,000.00
Temure*: Leasehold

Part B

Property type: Apartment
Property construction: Purpose built.
Number and types of room: two bedroom apartment
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric
Broadband: We recommend you complete your own investigation.
Mobile signal/coverage: We recommend you complete your own investigation
Parking: Yes

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

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

