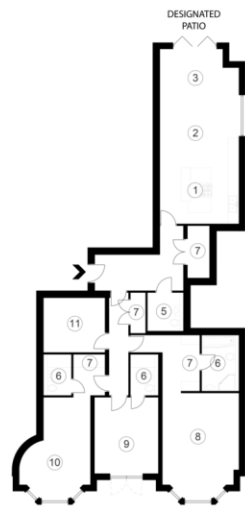


and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a 3 minute walk also.

Excellent primary secondary and prep schools are very close by with King Edwards Grammar school opposite along with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

Leisure facilities are provided with the city's first 50m swimming pool at the recently completed Birmingham University complex, Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park and MAC theatre on the doorstep, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and symphony Hall, facilities to be proud off.



**James Laurence**  
Sales and Lettings

**Bristol Court Bristol Road**

Edgbaston, B5 7SL

- Three bedroom apartments
- OPEN HOUSE Saturday September 9th 11am-1pm
- High spec new builds
- Two parking spaces per property

**Three bedroom apartments from  
£495,000**

5 Chad Square  
Hawthorne Road,  
Edgbaston  
Birmingham  
West Midlands

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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



1-14, Bristol Court Bristol Road, Edgbaston, B5 7SL



## Property Description

### BRISTOL COURT

Bristol Court is an unrivalled and exclusive development, newly built in the prestige area of Edgbaston. Premier apartments made for luxury and comfort, setting a new standard of living within the area as its Victorian and Gothic influenced architecture, such as the detailing in Bristol Court's architectural stonework, balconies and exceptional specification internally. When complimented by spacious accommodation and luxuries of outside space, with two parking spaces per property, they offer an excellent opportunity for local based professionals and indeed downsizing couples who still need convenience and space. Two bedroom apartments are located on the first floor at 1205 square feet each, three bedroom apartments start from 1345 square feet, whilst duplex apartments on situated over second and third floors are up to 2066 square feet

Property Description



### THE APARTMENTS

#### SPECIFICATION

The developers pride themselves on the attention to detail with high end fittings and appliances. Each apartment includes under floor heating that enables control from Smart phone locally or remotely, a ventilation system that filters fresh air and circulates around the apartment and triple glazing to front and sides of the building to conserve energy and maintain better sound proofing. Residents will benefit from the latest ethernet ready connectivity and HD video desolate intercom access from main development entrance.

#### KITCHENS

All top of the range 'Miele' appliances including ovens, microwave, gas hob, tall fridge and freezer, dishwasher, 'Perrin and rowe' Mayfair basin tap with instant hot water spout, premium German kitchen with island and breakfast bar by 'Rational' with quartz work tops and perks like under cabinet lighting.

#### LIVING/DINING ROOMS

All apartments offer open plan layout with living rooms offer flexibility to include dining areas whilst boast features of two locations with electrical points for TV, ideal for wall media, ambient indirect ceiling mood lighting

#### FURTHER ACCOMMODATION

A grand entrance hallway welcomes every resident in to their property, whilst each offers a multifunctional family room ideal for study, family play room or potential cinema room. Spacious cloakrooms house 'Duravut' toilet and basin and ample coat hanging space The 'Baxi' boiler, 'Biasi' high pressure water tank and 'Miele' washing machine and separate dryer are tucked away nicely in a utility room-a modern day essential, also housing the 'Nuair' digital ventilation system controls. BEDROOMS Each master bedroom and second bedroom include TV mounting point, spot and pendant lighting, 'Hansgrohe' fixtures and fittings with custom fitted wardrobes. BATHROOM AND EN-SUITES The very high specification is continued with 'Duravut' Bath, walk in showers, toilet and basins with family bathroom and en-suites, fully tiled and with under floor heating-ideal for the cold winter mornings.

#### EXTERNALLY

Two allocated parking space per property  
In and out access from the development Patio terraces and balconies where specified Photos are of show home and front is computer generated for illustration purposes

#### THE AREA

Bristol Road is a main arterial route offering excellent road