



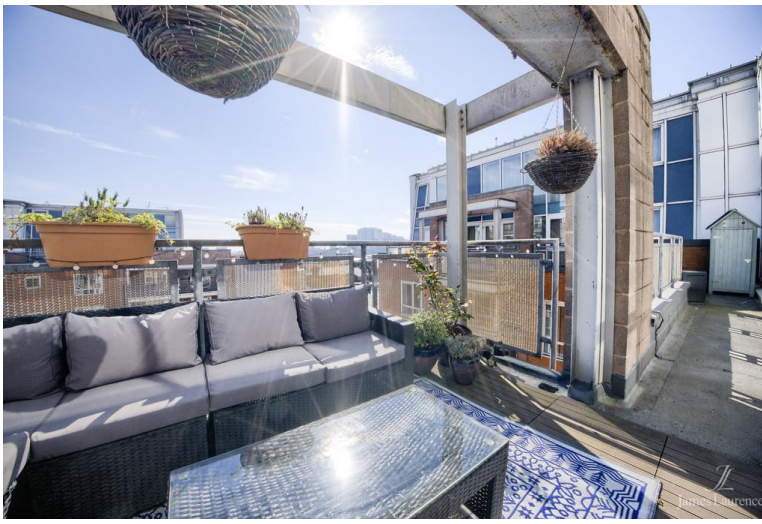
*J*  
James Laurence

James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APARTMENT 111, HERITAGE COURT, 15 WARSTONE  
LANE, JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE,  
B18 6HU  
ASKING PRICE OF £350,000



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**DESCRIPTION**

The view with the WOW factor! This large penthouse duplex apartment, set over the fourth and fifth floors of the prestigious Heritage Court development situated in the heart of the Jewellery Quarter, is an apartment not to be missed. The property benefits from having; a large open plan living & kitchen area filled with beams of natural light and finished off to a high specification, two double bedrooms and both with private en-suites, two private balconies, allocated parking and a concierge service. The property is finished to a high standard and spans over 1065 Sq. Ft.

**ENTRANCE HALL**

**OPEN PLAN LIVING & KITCHEN AREA**

38' 4 (Max)" x 20' 7 (Max)" (11.68m x 6.27m)

**BALCONY**

38' 4 (Max)" x 8' 4 (Max)" (11.68m x 2.54m)

**GUEST W.C.**

5' 4" x 5' 2" (1.63m x 1.57m)

**BALCONY**

14' 6 (Max)" x 9' 8 (Max)" (4.42m x 2.95m)

**STORAGE**

**STAIRS LEADING TO THE FIRST FLOOR**

**LANDING**

**MASTER BEDROOM**

14' 5 (Max)" x 16' 2 (Max)" (4.9m x 4.4m)

**ENSUITE**

7' 8" x 6' 4" (2.34m x 1.93m)

**GUEST BEDROOM**

17' 7 (Max)" x 10' 2 (Max)" (5.4m x 3.1m)

**ENSUITE**

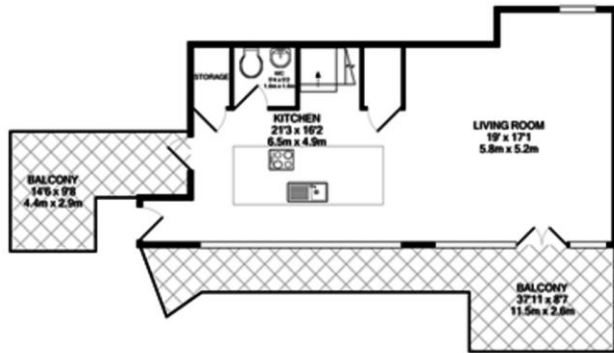
7' 3" x 4' 5" (2.21m x 1.35m)

**PARKING**

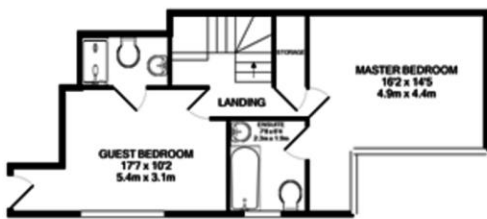
The property boasts one secure and allocated parking space.

**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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)  
 Whilst every effort 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC