

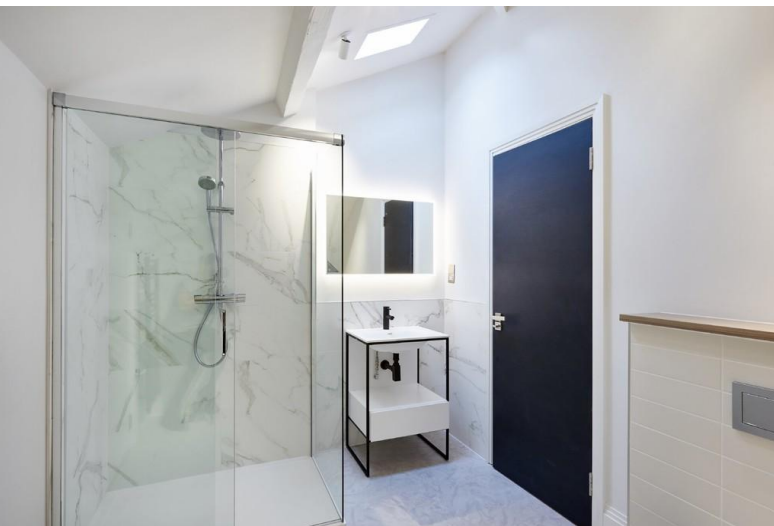


Apt 4, No.101 Bath Street
B4 6HG

Asking Price Of £470,000

- One bedroom penthouse apartment
- Stunning conversion
- High Specification
- Secure allocated parking space

James *J* LaurenceTM
Sales and Lettings



No. 101 BATH STREET

This historic Grade II listed building dates back to 1840 and is located in part of the city's traditional Gun Quarter, extremely close to the city centre and nearby amenities.

This prime development boasts individuality with bespoke apartments designed to a high specification whilst preserving the building's original features.

Each of the five apartments has been thoughtfully designed and finished using the highest quality materials. The beautifully designed communal areas maintain the level of specification and finish in keeping with that of your apartment, so your experience starts the moment you enter the building. Each has a long leasehold interest and the security of an underground gated parking space.

APARTMENT FOUR

Occupying the entire top floor of the development is this special penthouse apartment. A flexible one bedroom and open layout with views over the city.

The main living, kitchen, dining area is filled with character - exposed beams and brickwork, built into the eaves of the building with a beautiful roof lantern for light. There is one master bedroom and ensuite with a separate bath and shower enclosure. A separate WC is accessible from the main hallway, which also houses the Siemens washing machine and tumble dryer. Huge amounts of storage are built into the eaves from the bedroom and the bathroom – plus more from the entrance hallway.

This bespoke apartment has the addition of a secure gated parking space set on the ground floor, with private entrance into the development.

SPECIFICATION

The kitchens are modern, with high-quality German Rational cabinets with soft-close doors, offering:

- Fully integrated Siemens appliances, including oven, induction hob, microwave, fridge/freezer, washer/dryer and Neff dishwasher.
- Stone and laminate worktops and upstands with raised breakfast bar
- German design Franke sink and Grohe taps
- Feature pendants, LED downlights and under-cabinet lighting
- Beautiful Sierra Habitana LVT flooring
- Traditional anthracite 3 column designer radiators

Bathrooms and Ensuites

All bathrooms, ensuites and cloakrooms have been designed to maximise space and light and are finished to the same high-quality specification you expect from your Asquith home.

- Ensuite Bathroom showcases a beautiful double sink with vanity unit, standalone contemporary bath with floor mounted tap, spacious shower with low-profile tray, large shower head and illuminated mirror;
 - Shaver points
 - LED downlights
 - Heated towel rails
 - High-quality LVT flooring and designer wall tiles
- WCs - feature floor tiles, black taps and interior designed schemes bring your cloakroom alive!

Living Room & Dining Room Areas

Large, light-filled spaces with the flexibility to create the

room environment that suits your lifestyle.

- Feature wall lights and LED downlights
- Beautiful Sierra Habitana LVT flooring
- Designer radiators

Bedrooms

Relaxing, luxurious spaces, carpeted throughout – somewhere for you to kick back, relax and sleep well.

- High-quality luxury carpet in neutral tones
- Modern, light decor
- Plenty of power sockets with light and lamp switches by the bed
- Slim, designer radiators

General

With a focus on long-term quality, our aim is to 'think of everything' and provide all elements within your home that you may not find elsewhere in other developments.

- Gas central heating with a NEST programmable, intelligent, self-learning Wi-Fi enabled thermostat - managed from your mobile to optimise heating and cooling of your home and conserve energy
- TV and data points in all living rooms and bedrooms
- Home ventilation and heat recovery system which provides a steady flow of clean air by exchanging the heat from the warm air inside with the clean cool air from the outside. It is better for your health and your wallet, saving money whilst also helping the environment.
- Video entrance intercom system
- Fire detection system in all apartments
- Double-glazed windows throughout

ABOUT THE DEVELOPERS

The developers, Asquith Homes, have a track record of successful local development conversions, priding themselves on the high quality of finish and attention to detail given to each and every element within your home.

From beautiful, contemporary kitchens and luxury flooring to bespoke bathrooms and designer lighting – you can be confident knowing that your new home is completely individual to you.

LOCATION

No. 101 Bath Street is located on the corner of Lower Loveday Street in the city's Gun Quarter, a district surrounded by history, culture and entertainment. The Gun Quarter is a diverse and emerging city suburb, perfectly situated close to the fashionable Jewellery Quarter, bustling financial district, Snow Hill train and metro station and the new Hs2 site with immediate A38 link with ease of access to M6 motorway.

Restaurants and bars

Birmingham has something to suit all tastes, with more Michelin starred restaurants than any other UK city outside of London – including Simpsons, Purnell's and Adams; plus, fine dining at The Ivy, Gusto, Hotel du Vin and Marco Pierre White. You will also find a great selection of bars such as Fumo, Ginger's Bar in Purnell's Bistro, Dirty Martini and fantastic coffee shops right on your doorstep.

Entertainment

Whatever you fancy doing, it's likely you'll find it in the city across the many venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.





Bedroom 1- 14.7sqm / 158.2sqft
En-suite - 8.9sqm / 95.8sqft
WC - 2.6sqm / 30sqft
Lounge/Kitchen/Dining - 65.2sqm / 701.8sqft
Circulation - 8.6sqm / 92.6sqft
Total Floor Space - 1.5>115sqm / 1237sqft

TENURE
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