



James *J* LaurenceTM
Sales and Lettings

APARTMENT 105, LUDGATE LOFTS, 17 LUDGATE HILL, ST.
PAULS SQUARE, BIRMINGHAM CITY CENTRE, B3 1DW
ASKING PRICE OF £275,000





DESCRIPTION

A superb loft apartment spanning across 940 Sq. Ft. including the private terrace is located within the sought after Ludgate lofts development located just off St Pauls Square in the Jewellery Quarter. The property boasts high ceilings, exposed brickwork, private courtyard and comprises living area with a separate stylish fitted kitchen, double bed room, family bathroom with separate shower, guest W.C and secure allocated parking. The converted development is within walking distance to both Snow Hill and Grand Central train stations, city centre amenities and has easy access to the motorway network.

ENTRANCE HALLWAY

LIVING ROOM

20' 1" x 12' 6" (6.12m x 3.81m)

KITCHEN

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

GUEST W.C.

5' 4" x 3' 7" (1.63m x 1.09m)

MASTER BEDROOM

12' 9" x 11' 1" (3.89m x 3.38m)

FAMILY BATHROOM

9' 8" x 5' 8" (2.95m x 1.73m)

LOCATION

The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already 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. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is only around three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Armani and Harvey Nichols. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street station, including a flagship 250,000 sq. ft. John Lewis store, in addition to over 60 premium retailers and quality restaurants and cafes. The redevelopment further enhances Birmingham's retail landscape bringing a mix of unrivalled premium fashion and quality high street brands to the heart of the city.

Transport: There are good 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. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.

