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Sales and Lettings

APARTMENT 27, MAXIM 28, 21 LIONEL STREET,  
JEWELLERY QUARTER, BIRMINGHAM CITY CENTRE, B3  
1AT ASKING PRICE OF £315,000





#### DESCRIPTION

**\*\*EWS1 FORM GRANTED\*\*** A simply stunning second floor, two-bedroom apartment located in the sought-after Maxim 28 development. This one off apartment spanning over 926 Sq. Ft. of internal living space with canal side views, boasts: A welcoming entrance hall, a separate and stylish fitted kitchen designed by In-Toto inclusive of a high specification finish of Getacore worktop, Blanco sink, integrated bin, Neff integrated oven, fridge freezer, hob and dishwasher and integrated Siemens washing machine and Wine cooler.

Leading through to a bright and spacious living room with Juliette balcony views over the Canal and views towards St. Pauls Square.

A master bedroom boasting fitted wardrobe and en suite shower room, with a further bedroom and a simply stunning & bespoke Roca bathroom.

The property has been tastefully decorated throughout and has 4 Infrared heating panels to blend seamlessly into the design.

A must view to avoid disappointment.

#### ENTRANCE HALLWAY

#### LOUNGE/DINING ROOM

14' 10" (Max)" x 17' 9" (Max)" (4.52m x 5.41m)

#### KITCHEN

14' 10" (Max)" x 8' 11" (Max)" (4.52m x 2.72m)

#### MASTER BEDROOM

17' 0" x 9' 1" (5.18m x 2.77m)

#### EN-SUITE

#### GUEST BEDROOM

15' 9" x 9' 9" (4.8m x 2.97m)

#### FAMILY BATHROOM

#### PARKING

The property offers one secure underground parking space.

#### AREA

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.

