



The Hallmark

Birmingham City Centre

B19 3LD

Asking Price Of **£274,950**

Two-Bedroom Apartment

Duplex Apartment

747 Sq. Ft.

High Specification Finish





Property Description

THE HALLMARK The Hallmark is the latest addition to the Jewellery Quarter. With nothing less than luxury to offer, it comes as no surprise that it has become the Jewellery Quarters premium regeneration project. Boasting a collection of 32 luxury apartments and duplexes, all fitted with top of the range specification.

Be as little as a five-minute walk to the City Centre, the United Kingdom's second largest city. Nestled away in Birmingham's calm, beautiful and historic Jewellery Quarter, discharging a village like feel in an urban City Centre location.

Every room has been purposefully designed to maximize living space, daylight and quality of life connected by an express elevator to every floor allowing you to get to your apartment with absolute ease.

The beautiful external courtyard will provide you with an area to kick back and relax, not only is it designed to look outstanding but also to let in a lot of sunlight, your apartment will greatly benefit from this outdoor area.

LOCATION Due to its position at the heart of England, the easiest and best way to get to Birmingham is by train. There are fast and very frequent services from all over the country arriving at the two central stations, both just walking distance from the Hallmark. There is Birmingham New Street Station with its modern and sleek exterior connected to the Grand Central shopping centre and walking distance to the Bullring, as well as St. Pauls Hill, which is just a 4-minute walk from the development.

Once the eagerly awaited HS2 rail network makes its glorious entrance to Birmingham, you will be able to get to London in just short of 45 minutes. Birmingham also has a world-class airport connecting international and national flights.

FINISHES/SPECIFICATION

KITCHEN Flat panel units with handle-less doors. Double width drawer fronts with concealed inner drawers Quartz work surfaces. Point-to-Point LED strip lighting in plinth. Integrated microwave oven. Concealed under wall cabinets lighting. Hob & Fan extract single oven. Integrated fridge freezer. Integrated slim line dishwasher. Integrated wine cooler. Integrated washer/dryer. Floating glass and brushed steel chrome tray hood. Under mounted sink. Fully tiled splash backs or coloured glass in g. Flat screen TV.

BATHROOM Fully tiled walls and floor. Recessed mood LED down lighting. White sanitary ware. Mono block chrome square taps and bidet mixer. Chrome heated towel rail.

ELECTRICAL Brushed chrome switches and plug sockets to kitchen. USB plug sockets to lounge, kitchen and bedrooms. Pseudo black glass wall mounted slimline heaters with timer.

CARPETS Heavy domestic quality in neutral colour to bedrooms. Hard wearing laminate flooring in hallways and reception rooms.

JOINERY Square MD Framed skirting boards and architrave. Wood effect veneer door. Contemporary chrome door handles and hinges. Square MD Framed window boards. Locking window frames.

DECORATION Ceilings - with emulsion. Walls - cream emulsion. Woodwork - white gloss water based.

Floor Layout



Total approx. floor area 747 sq ft (69 sq m)

Whilst every attempt 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			