



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

NEW HAMPTON LOFTS, 91 BRANSTON STREET,  
BIRMINGHAM, B18 6BF  
£850 PCM





A spacious 2 bedroom, top floor apartment available now in a sought after Jewellery Quarter location. Including an entrance hallway, living room with a Juliet balcony and floor to ceiling windows allowing a fantastic city skyline view, separate kitchen with white goods included, 1 double bedroom with fantastic views, master family bathroom with shower over the bath and a single bedroom suitable for a child or office room.

This top floor apartment has spectacular views and benefits further from an allocated and secure parking space.

Offered unfurnished. Available Mid August 2021.

**ENTRANCE HALLWAY**

14' 13" x 14' 41" (4.6m x 5.31m)

**KITCHEN**

Fit with a washing machine, cooker/hob, dishwasher and fridge/freezer

**LIVING ROOM**

13' 66" x 17' 77" (5.64m x 7.14m)

**MASTER BEDROOM**

19' 72" x 9' 72" (7.62m x 4.57m)

**BATHROOM**

7' 79" x 8' 00" (4.14m x 2.44m)

**BEDROOM 2**

11' 32" x 7' 36" (4.17m x 3.05m)

**AREA AND DEVELOPMENT**

The property is located in the heart of Birmingham's Jewellery Quarter.

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.

**TENANT FEE ACT 2019**

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

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