



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

LEXINGTON APARTMENTS, SCOTLAND STREET,  
BIRMINGHAM CITY CENTRE, B1 2RR  
ASKING PRICE OF £225,000



*J*  
James Laurence





## DESCRIPTION

A stunning and spacious two bedroom apartments situated on the second floor, briefly comprising of; entrance hallway with large storage cupboard, dual aspect lounge/diner with Juliette balcony, separate fitted kitchen, master bedroom with built in wardrobes, Juliet balcony and ensuite shower room, further double bedroom with built in wardrobes, family bathroom and benefits from a secure allocated parking space.

The property is located just a short walk from the Arena Birmingham, the Jewellery Quarter and the City Centre amenities. This property also boasts easy access to the motorway network. This apartment would be the perfect purchase for both first time buyers and investors alike.

## LOCATION

Located just off the Parade, within walking distance to Brindley Place and the 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 a round 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		