

# Hallmark Apartments

Jewellery Quarter

B1 3JP

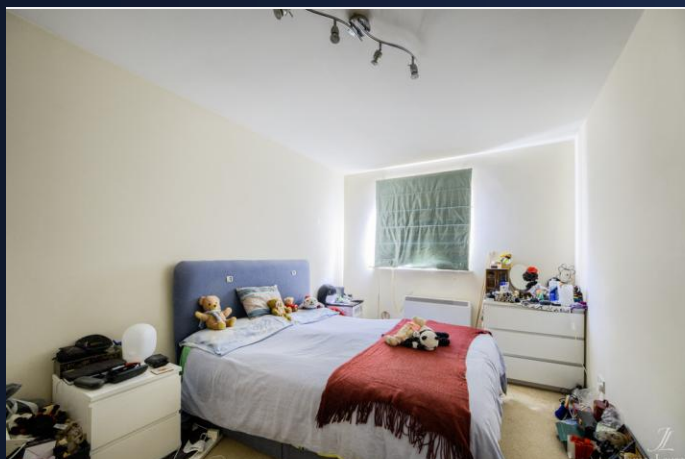
Asking Price Of **£180,000**

*Two Spacious Double Bedrooms*

*Great EPC Rating*

*Ensuite To Master Bedroom*

*Light and Airy Throughout*



## Property Description

**DESCRIPTION** This fabulous two-bedroom apartment is situated within the Hallmark Apartments development on Newhall Hill. Conveniently located just a short walk from St Pauls Square and Jewellery Quarter, complete with boutique eateries and a growing number of niche establishments offering an eclectic social scene.

Briefly comprising of; two large double bedrooms, one of which is accompanied by a great ensuite shower room. There is a spacious and bright lounge, accompanied by a separate kitchen adjacent.

**LOCATION** 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. With the growing network links within Birmingham, the property is well situated with be located 300m away from Snow Hill Station.

**Tenure:** Leasehold  
**Local Authority:** Birmingham City Council  
**Council Tax Band -** D  
**Service Charge -** £2467 Per Annum.  
**Ground Rent -** £150 Per Annum.  
**Length of Lease -** 105 Years Remaining



## Floor Layout



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

Total approx. floor area 734 sq ft (68 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-90	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		