



# Heritage Court

Jewellery Quarter

B18 6HP

Offers Over **£240,000**

*Two Large Double Bedrooms*

*Secure, Underground Parking*

*Lift Access*

*Private Access Patio*



### Property Description

**DESCRIPTION** Beautifully positioned, this ground floor apartment is located within the prestigious Heritage Court development, located in the heart of the Jewellery Quarter.

Benefitting from a large open plan living & dining area, a lovely separate kitchen, two large double bedrooms, two bathrooms, allocated parking and a daytime concierge service. This apartment is perfect for someone looking to move straight in with no work needed!

**LOCATION** This is a fabulously located apartment situated in the heart of the Jewellery Quarter. Heritage Court is generally regarded as the flagship of the Jewellery Quarter, which is now benefiting from substantial regeneration and extensive restoration while preserving the unique ambience of the area. It has an interesting mix of shops and residential schemes and many of the buildings have been listed because of their historic significance.

The apartment is a very short walk to St. Pauls Square, a lovely green square with bars, restaurants and the popular live music club, the Jam House. Broad Street and Brindley Place are also within walking distance and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra.

The apartment offers easy access to the main commercial and shopping areas, the M6, Snow Hill Station, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by



### Floor Layout



Total approx. floor area 928 sq ft (86 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		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		