



## Heritage Court

Jewellery Quarter

B18 6HP

Asking Price Of **£175,000**

*Spacious One Bedroom Apartment*

*Lift Access*

*Lovely Sit Out Balcony*

*Secure, Allocated Parking*



## Property Description

**DESCRIPTION** This incredibly spacious, one bedroom apartment is located within the prestigious Heritage Court development, located in the heart of the Jewellery Quarter.

The property benefits a separate kitchen, beams of natural light and is finished to a high specification. Boasting a large double bedroom, walk in wardrobe, modern family bathroom, separate kitchen with integrated appliances and a lounge/diner with access to the sit-out balcony. There is secure, allocated parking and a daytime concierge service.

**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.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - D

Service Charge - £4195.28 per annum

Ground Rent - £100 per annum

Ground Rent Review Period – TBC

Length of Lease - 103 years remaining



## Floor Layout



Total approx. floor area 720 sq ft (67 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.

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

*JL*  
James Laurence

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*