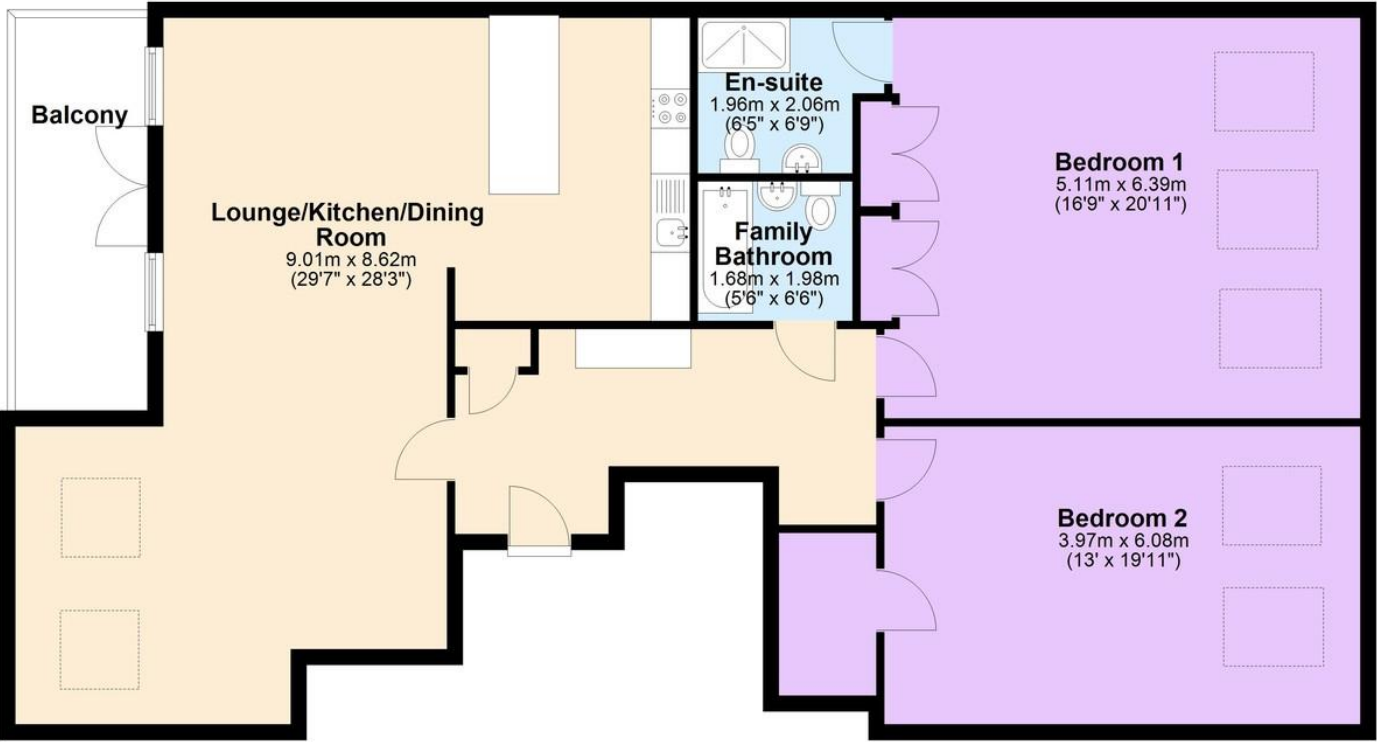




Floor Layout

Top Floor

Approx. 144.5 sq. metres (1555.0 sq. feet)



Total approx. floor area 1,550 sq ft (144 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



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



REASSURINGLY LOCAL



Q Apartments

22 Newhall Hill

B1 3JA

Asking Price Of £425,000

- Penthouse Apartment
- Lift Access
- Secure, Allocated Parking
- City Centre Views





## Q Apartments, 22 Newhall Hill, Jewellery Quarter, B1 3JA Asking Price Of £425,000

### Property Description

Situated in the prestigious Q Apartments on Newhall Hill, this beautifully presented penthouse offers approximately 1,550 sq ft of spacious and contemporary living. Designed with both style and functionality in mind, the apartment boasts an open-plan living and dining area, with floor-to-ceiling windows, Velux skylights, and French doors leading to a 14-foot private roof terrace, offering breathtaking views of Birmingham's city skyline.

The newly fitted kitchen is a true highlight, fully equipped with high-end appliances and finished to the highest standards, perfect for home chefs and entertaining.

Both double bedrooms are generously sized, with the master bedroom benefitting from two built-in double wardrobes and a private en-suite shower room. The second bedroom includes a separate storage room. The stylish family bathroom features a panel bath with shower over, wall-hung WC, wash basin, heated towel rail, and tiled splash areas.

Located in the Jewellery Quarter, one of Birmingham's most sought-after locations, residents benefit from being just moments away from a range of trendy bars, restaurants, and boutique shops, with excellent transport links to the rest of the city and beyond. Further benefits include two secure allocated parking spaces conveniently located near the rear entrance and integrated storage throughout.

This property is a true gem – offering modern luxury, exceptional space, and stunning city views in a prime location. Don't miss the opportunity to make this stunning penthouse apartment your next home. Viewing highly recommended.



REASSURINGLY LOCAL



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

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

Local Authority: Birmingham City Council

Council Tax Band: G

Service Charge: £3,466.20 Per Annum.

Ground Rent: £50.00 Per Annum

Length of Lease: 976 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

### To book a viewing of this property:

Call:  
0121 6044060

Email:  
info@jameslaurenceuk.com

