

# 14 Hylton Street

Birmingham City Centre

B18 6HN

Asking Price Of **£250,000**

*Exposed Brick Walls*

*Scenic Views*

*Duplex Apartment*

*976 Sq. Ft.*



## Property Description

**DESCRIPTION** A unique piece of the Jewellery Quarter, this characterful, Grade II Listed, 976 Sq Ft. one bedroom, duplex apartment presents itself as an opportunity to purchase a section of Birmingham's history. Constructed in 1905, and finished with exposed brick walls, quirky features and a scenic view.

The property provides a unique opportunity to purchase a spacious apartment or a live - work unit - meaning new owners can benefit from running businesses inside the property, whilst reserving the right to call it home. The building is currently a mix of 4 commercial (all professional services) and 3 residential units thus offering a well maintained and quiet space within the Quarter.

**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.

**JAMES LAURENCE ESTATE AGENTS 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 our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Tenure:** Leasehold

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

**Local Authority:** Birmingham City Council

**Council Tax Band:** D

**Service Charge:** £3,859.98 Per Annum.

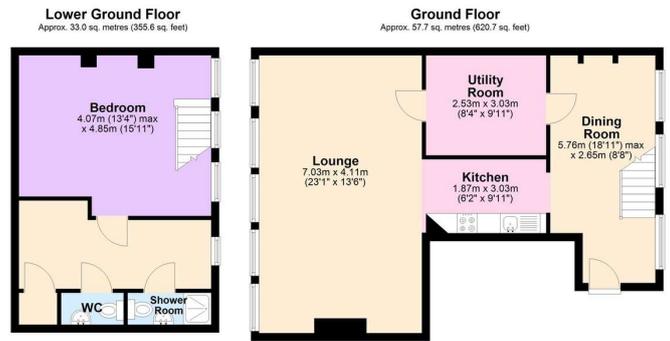
**Ground Rent:** £100.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 107 Years Remaining.



## Floor Layout



Total area: approx. 90.7 sq. metres (976.3 sq. feet)

Total approx. floor area 976 sq ft (91 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		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

*James Laurence*  
**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 are 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