

LEASEHOLD



Apartment (EPC Rating: TBC)

# BISHTON FLETCHER BUILDING, LEGGE LANE, BIRMINGHAM, B1 3LE

Guide Price

# £332,500



Maguire Jackson  
BIRMINGHAM



# 2 Bedroom Apartment located in Birmingham.

In the heart of the Jewellery Quarter, this sensitively restored and converted residence was originally developed by the jewellery firm Bishton & Fletcher as a three-storey mixed use building with homes and shopping space. Today it offers well-appointed city living across 12 bespoke apartments, each representing an outstanding modernisation of one of the area's most architecturally celebrated buildings.

## SPECIFICATION

### THE BUILDING

- Double glazed black metal windows to rear wings and main building
- Video intercoms to all apartments
- Victorian industrial style communal lighting in courtyard and outdoor spaces
- Landscaped courtyards with pavers
- Newly restored original brickwork and pointing throughout
- Cycle rack, post boxes and bins stores - front doors may be recessed to enable post boxes and intercoms to be located at the entry point

### SECURITIES

- 10-year build-zone new home structural warranty
- NICIEC Full new electrical installation certification
- 12-month new appliance warranties

### LIVING QUARTERS

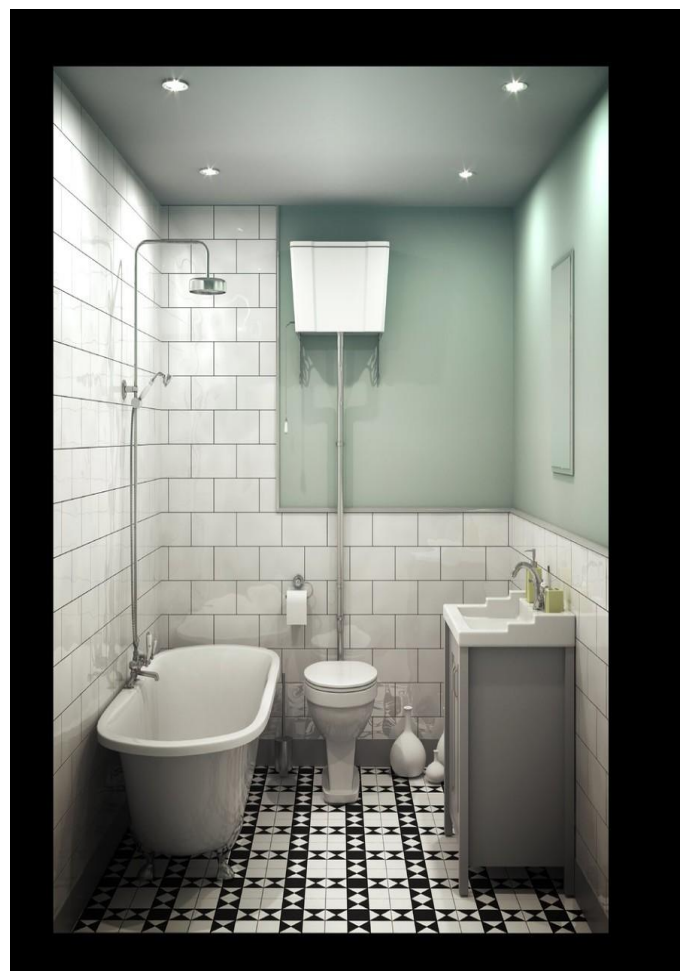
- Wood flooring to main rooms except bedrooms and bathrooms
- Carpets to bedrooms
- TV and sky ports in all lounges and master bedrooms
- BT phone point to all apartments
- Anthracite cast double radiators to all rooms
- Newly fitted electric boiler heating and hot water to all apartments

### KITCHENS

- SMEG stainless steel electric oven, electric hob, microwave and chimney hoods
- Instant hot and water tap
- Breakfast bars to all kitchens
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Quartz worktops

### BATHROOMS

- Freestanding baths (selected apartments)
- Preston 3 dial 2-way concealed traditional showers to en-suites
- Metro glass Victorian white brick tiles
- Victorian style floor tiles
- Stone grey vanity storage units
- Heated white column and chrome radiators
- Glass shower screens throughout
- Mirrors above basins
- Stone grey traditional bath panels to baths (selected apartments)



## LOCATION

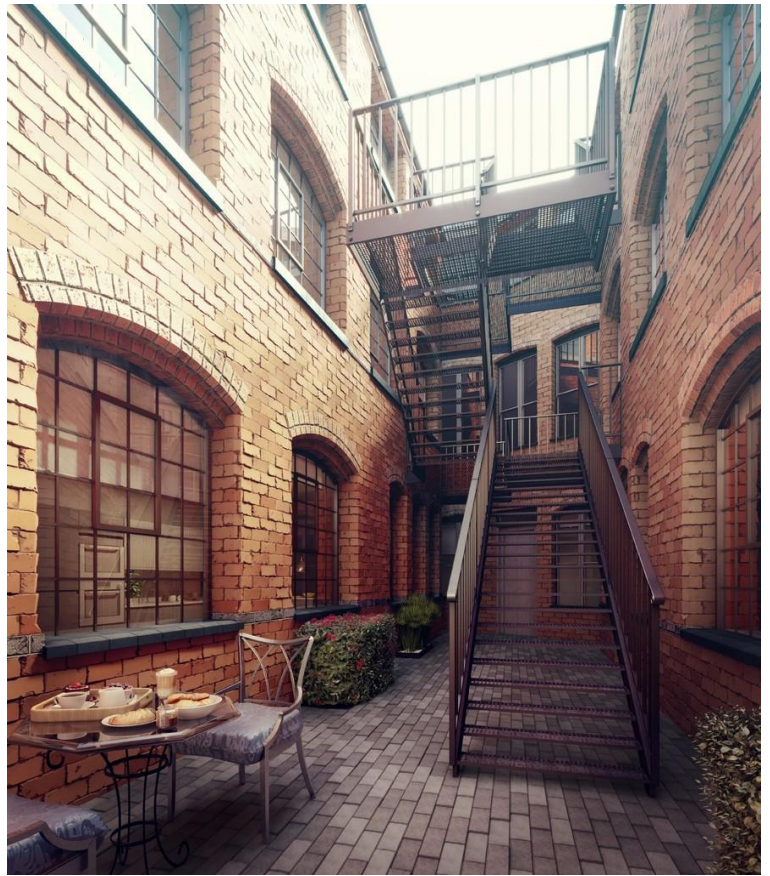
Heralded as a 'national treasure' and 'a place of unique character' by English Heritage, Birmingham's jewellery Quarter houses Europe's largest concentration of businesses involved in the jewellery trade and produces 40% of all the jewellery made in the UK. In 2008 a council report advised plans to submit a bid for the Jewellery Quarter to receive World Heritage site status.

Steeped in incredible history, the Jewellery District is a diverse destination and home today to a bustling food and drink scene. The area continues to enjoy significant local investment and unabated restoration, making it an undeniably attractive place to live and work in the UK.



## PROPERTY INFORMATION

Developer - NVSM Limited  
Estimated Completion - Q3 2020  
Tenure - Leasehold length - 250 years  
Estimated Service Charge - £1250 per annum  
Ground Rent - 0.1% of purchase price  
Yields - Average 4.6%



Council Tax Band  
**BAND TBC**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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BIRMINGHAM

