

# Why move to...

James Lawrence Estate Agents take a look at some of the hot properties to let and for sale around the city centre

## ST PAUL'S SQUARE

When hearing descriptions of St Paul's Square's bohemian style it immediately raises questions as to why? Well the reasoning is that indeed it is 'unconventional' from the rest of city centre society. Independent, quirky and 'homely', it is one of the best kept secrets Birmingham has to offer.



**What:** One and two bedroom apartments available to let from January from £550pcm

**Where:** Water Street Court, Water Street. Located a stone's throw from the focal point of the square itself, Water Street Court is the final phase of the MCD built Brindley House development.

**Pros:** Parking is included with a number of properties. Top floor apartments feature large balconies/terraces.

**Cons:** With any new build there may be staggering of releases, so contact agent sooner rather than later so as to not miss out.

## CONVENTION QUARTER

This centrally located district of the city offers a superb focal point for events, entertainment and hospitality. The bright lights of Broad Street is complemented by Brindleyplace and a plethora of exhibition facilities.



**What:** Luxurious two bedroom apartment, offers around £374,950.

**Where:** Centenary Plaza, Holiday Street. Located on the 14th floor, this large two bedroom apartment offers all the perks of luxurious living. A vast terrace offers open aspect, far reaching views with a southerly outlook, whilst there is also another private balcony. The development boasts a 24-hour concierge service, gym and conference facilities.

**Pros:** Large terrace and further balcony, three bathrooms, internal improvements, air conditioning, secure parking.

**Cons:** Not top floor – but very close.

## RETAIL DISTRICT

With record amounts of shoppers visiting the building this Christmas, the retail district is still buzzing with the January Sales. This combined with the prestigious Mailbox complex provides retail therapy for every need, whilst the latter also offers an eclectic array of bars and restaurants.



**What:** One bedroom apartments from £525pcm; two bedroom apartments from £660pcm

**Where:** Skyline, Bath Row. Built by Barratt Homes, apartments are generous in size – most also with a balcony or terrace – close to the shopping capital of the Midlands, great nightlife and also the practical amenities of good transport links.

**Pros:** In one word - variety. Choice of furnished/unfurnished, with/without parking and from ground floor to penthouse properties available.

**Cons:** Pay and display parking for visitors.

## FINANCIAL DISTRICT

Colmore Row offers a prominent location in the heart of Birmingham's professional and financial community. This is not solely work work, work, work though as trendy upmarket bars and restaurants allow for a well earned release.



**What:** Choice of one bedroom apartments available to let, from £575pcm.

**Where:** Islington Gates, Fleet Street. Ideally situated just off Newhall Street, Islington Gates is a short walk to the business community and institutions of education such as Birmingham University College, not to mention the bars of Summer Row.

**Pros:** Location, good size, balcony/terrace with some apartments, high specification.

**Cons:** No allocated parking, but should not be needed this close to everything.

Details provided by Andy McHugo, Sales and Lettings Manager at James Lawrence Estate Agents. Tel: 0121 604 4060 [www.jameslawrenceuk.com](http://www.jameslawrenceuk.com)

## Seven-figure penthouse sale

Crosby Lend Lease has written itself into Birmingham's history books by selling its penthouse at The Orion Building in the centre of the city for £1million. The sale has topped the previous record set for the most expensive city property by over £100,000.

The luxury property is positioned at the apex of the 25 storey building, on Navigation Street, offering extensive triple height views across the Birmingham skyline.

Sold to a local business man, the sale of Birmingham's most exclusive penthouse during the current economic

climate portrays a positive message about the sustainability of the city living market.

Colin Dean, sales and marketing manager for Crosby Lend Lease comments: "The purchaser of this penthouse has had the confidence to break the record books and invest a seven figure sum in today's market. Whilst the rate of sale has slowed across the entire residential market, sales are still being achieved and people are continuing to vote with their feet and become owner-occupiers within the city centre."

