

# FIFTY'SIXTY'

DUE DILIGENCE REPORT

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## DEVELOPER DETAILS

Developer: Jewellery Construction Limited

Company Registration Number: 12216135

Developer Track Record: [www.factoryestates.com](http://www.factoryestates.com)

## PROJECT DETAILS

Completion Date: Q1 2022

Planning Permission: Granted - 2019/03728/PA

Date of Planning Permission: July 2019

Issuing Authority: Birmingham City Council

Length of Lease: 250 Years

Ground Rent: 0.1% of the Selling Price. Reviewed every 21 years linked to the Retail Prices Index

Service Charge: £1.85 per square foot

Warranty Provider: Aedis - [www.awlhomeproof.com](http://www.awlhomeproof.com)

Address: 50-60 Northwood Street, Jewellery Quarter, Birmingham B3 1TT  
[Click here to view map](#)

Development Particulars: Total Apartments 44

Units: 19 x 1 Bedroom  
18 x 2 Bedroom  
3 x 3 Bedroom  
30 x Parking Spaces

## PROJECT DETAILS

Architect:	IDP Architects
Floorplans & individual dimension plans:	Available upon request
Development:	<p>Fifty Sixty consists of just 44, one and two bedroom apartments located in the Jewellery Quarter, Birmingham's most sought after residential district just a stone's throw from the vibrant St Paul's Square.</p> <p>The developer has been meticulous with every aspect of the development to ensure each apartment offers 20% increased net usable space, increased ceiling heights with floor to ceiling windows and Juliet balconies looking out across the city centre or landscaped courtyard gardens.</p>
Connectivity:	<p>Jewellery Quarter Station - 1 min walk Colmore Business District - 2 mins walk BT Tower - 5 mins walk Snowhill Train Station - 5 mins walk New Street Station - 10 mins walk Bullring Shopping Centre - 10 mins walk Symphony Hall - 10 mins walk Paradise and Arena Central - 11 mins walk Alexandra Theatre - 12 mins walk The Mailbox 12 mins walk Chinatown - 10 mins walk Newcastle University - 15 mins walk St James Park Football Stadium - 15 mins walk</p>

## Specification:

**GENERAL**

Walls & ceilings in white matt finish  
Satin white door linings, skirtings & architraves  
Oak plank Amtico click system or similar in hall, living room and kitchen area  
Internal doors in satin white finish  
Brushed stainless steel door furniture  
Brushed metal switch & socket plates with USB charging points in kitchen, living area and bedroom  
Recessed LED low energy downlighting with white bezels  
Terrestrial & satellite TV, FM radio & telephone sockets to living room & bedrooms  
Living room socket Sky+ (or Sky Q) enabled  
Thermostatically controlled electric space heating via flat panel heaters  
Double glazing throughout

**KITCHENS**

Designer kitchen in high gloss grey finish with concealed handles  
Reconstituted stone worktops (with grooved drainer to selected apartments)  
Glass splashback to underside of wall units  
LED strip underlighting to wall units  
Stainless steel 1 1/2 bowl undermount sink with chrome lever tap  
Washer/dryer (free standing within services cupboard)  
SMEG (or similar quality) integrated electric appliances

**BEDROOMS**

Carpeted throughout  
Satin white sliding doors (hinged doors in restricted areas)

**BATHROOMS**

Large format 1200 x 600mm white marbled porcelain fully tiled walls  
Large format 600 x 600mm white marbled porcelain floor tiling  
Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted fixed shower head & low level hand shower with hose  
Clear glass bath screen or shower enclosure as applicable with silver frame  
Thermostatically controlled & pressurised hot & cold water

**COMMUNAL AREAS**

Fully tiled communal entrance foyers  
Carpeted stairs and common corridors  
Low energy wall lighting  
Landscaped communal courtyard  
Secure cycle store  
Undercroft car parking (at additional cost)

**SECURITY**

Audio entry phone system to each apartment

## PURCHASE DETAILS

Reservation Fee: £5,000

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## COSTS

Recommended solicitors:

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Estimated conveyancing fees: £1,500

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Engrossment fees: £250

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Letting and management Fee  
(Complete Limited): 10% + VAT

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Handover: 1 bed: £480 + VAT  
2 bed: £600 + VAT

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Furnishing options: 1 bed: £3850 + VAT  
2 bed: £4850 + VAT

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## MORTGAGE FINANCE

Mortgage Type: Principle & Interest repayment (Interest Only in some cases)

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Term: Loan terms dependent on applicants age

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Currency: Pounds Sterling

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Limitations: Subject to status

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LTV Ratios: Up to 65% (\*subject to individual circumstances)

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Penalties: Penalties may apply for early repayment

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## SOLICITOR DETAILS

## PANEL CONVEYANCE SOLICITOR

Name:	Mortons Law
Address:	112 High Street West, Sunderland, Tyne and Wear SR1 1TX
Phone:	0191 514 4323
Languages Spoken:	English, Cantonese, Putonghua
Developer's Conveyance Solicitor:	Askews Legal LLP
Phone:	0247 693 5895
Languages Spoken:	English

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