



smarthomes
NEW HOMES

Fountain lofts

Digbeth, Birmingham

47 – 55 Alcester Street

Digbeth

B12 0PY

Make your home a destination

All homes have a cosy feel with a modern aesthetic in which you never lose touch with the local area of red brick and New Yorkesque accents throughout an ultra-modern interior finish.

Sitting in the heart of 'The Creative Quarter' as a symbol of the direction in which Birmingham is heading, Fountain Lofts nods to its history while allowing you to relish in comfortable homely warmth.

- **39** Luxury Apartments
- **£223,500** starting from
- **791 Sq/Ft** Largest apartment size
- **Courtyard** Communal Courtyard, including bike storage



Birmingham's Growth Plans

While undergoing several gentrification projects, now represents the perfect time to own property within the UK's second-biggest economic city as luxury demand outweighs supply.

2:1 Ratio of Demand: Supply

54% Of uptake was grade

27% Grade a supply is currently 27% below the five-year average

6.56% Average rental yield

17.44% Price of growth forecast in five years

£40 psf Savills predicts Birmingham will see rents of £40 psf within three years



£1.9B

Smithfield regeneration plan to provide 51,000 new homes, and over 100,000 jobs. Major infrastructure projects such as the £56 Billion HS2 & £1.3 Billion expansion of Midlands Metro. Recent upgrades of Birmingham include New Street Station (£600M) and Birmingham International Airport (£200M).



£32B+

Birmingham's economy currently stands in excess of £32 Billion and is growing faster than any other city in the UK. It's the UK's second-largest economic city and still growing thanks to projects like HS2.



This has led many legends of London to vacate in search of fresh talent and opportunities, these include HSBC, Deutsche Bank, Barclays, and HM Revenue & Customs.

Luxury Apartment Fittings

All homes will offer contemporary style living and kitchen areas with generous natural light to illuminate the high-quality finishings found throughout the apartments.

With noise reduction flooring in both communal and residential areas and soft close kitchen and bathroom appliances.

There is a feeling of tranquillity and luxury present throughout this exclusive development.

Kitchen:

- Handle-less soft close doors
- Integrated AEG (or similar quality) Oven
- Fully integrated appliances
- Stone worktops

Bathroom:

- Bagno Design bathrooms
- Heated towel rack
- Concealed Cistern
- Soft close toilet seat
- Matching bathroom tiles and grout



Key Facts & Reservation Process

Steps:

1. Let us know the unit you are interested
2. We secure your interest with a reservation deposit
3. Begin the exchange of contracts within 28 days
4. Ready to move in or rent apartments upon completion in 12 months



Full Address:

47-55 Alcester Street, Digbeth,
Birmingham, B12 0PY

Outside Space:

Large landscaped courtyard

Anticipated Completion Date:

Q3 2024

Lease Length:

999 Years

Service Charges:

Estimated at £1.90 per sqft

New Home Warranty:

10 Year build-zone warranty

Planning Permission Link:

2018/08132/PA

Building Compilation:

Block A – 36 new build.
Block B – 3 new build

Exchange Deposit

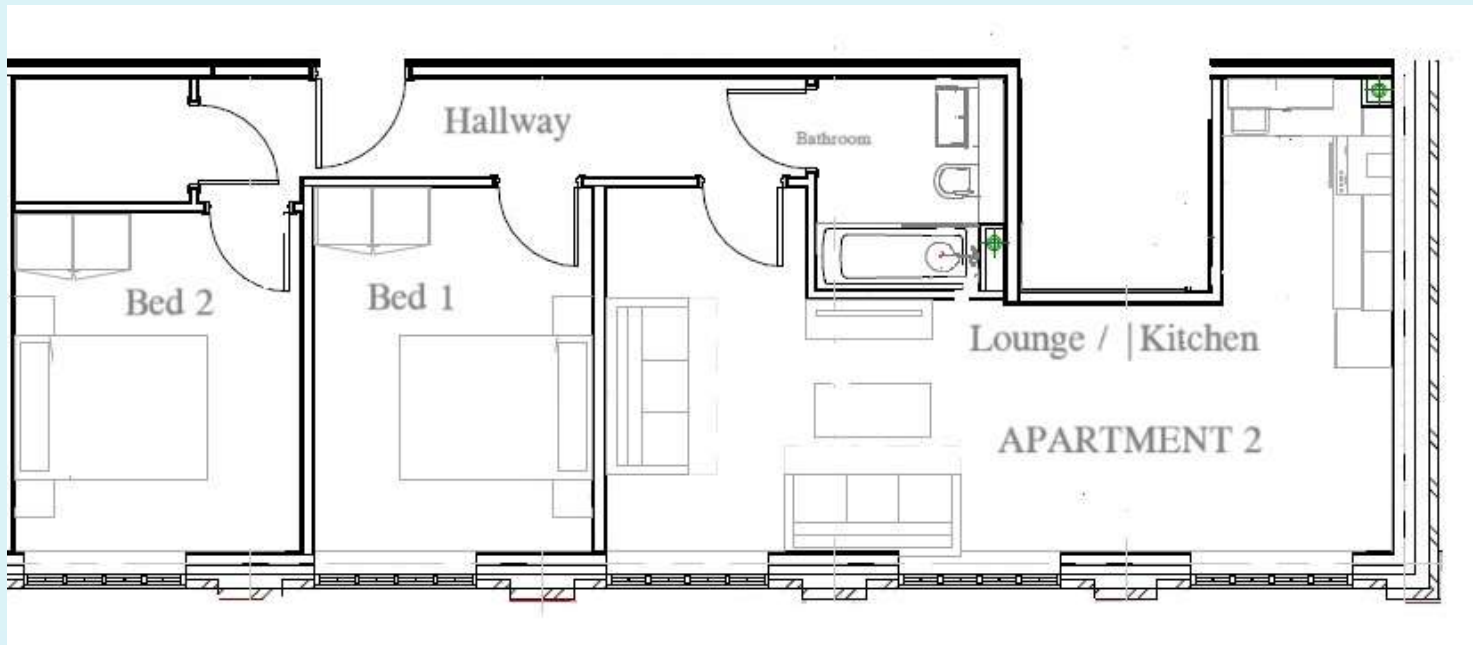
Required:

25%

Ground Rent:

Peppercorn

Apartment 2



A spacious luxury brand new Two-bedroom ground floor apartment.

The open plan kitchen is beautifully fitted with a range of units, brown goods included, handle-less soft close doors, integrated AEG (or similar) oven, electric induction hob, high end integrated appliances and stonework tops.

Spacious light open plan lounge, Two good size double bedrooms and bagno design bathrooms/Shower rooms with heated towel racks, concealed cistern, soft close toilet seat, matching bathroom tiles and grout. Outside is a communal courtyard.

Apartment 3



A stunning brand-new luxury one bedroom apartment situated in Digbeth, Birmingham City Centre.

The open plan kitchen is beautifully fitted with a range of units, brown goods included, handle-less soft close doors, integrated AEG (or similar) oven, electric induction hob, high end integrated appliances and stonework tops.

Spacious light open plan lounge, Good size double bedroom and bagno design bathroom with heated towel rack, concealed cistern, soft close toilet seat, matching bathroom tiles and grout. Outside is a communal courtyard.

Apartment 36



Fantastic city views from this top floor luxury apartment situated on the outskirts of Birmingham City Centre.

The open plan kitchen is beautifully fitted with a range of units, brown goods included, handle-less soft close doors, integrated AEG (or similar) oven, electric induction hob, high end integrated appliances and stonework tops.

Spacious light open plan lounge, Two good size double bedrooms and bagno design bathrooms/Shower rooms with heated towel racks, concealed cistern, soft close toilet seat, matching tiles and grout. Outside is a communal courtyard. Wi Fi panel Radiators



Prime Location In the heart of the UK



Walking Time to...

Entertainment & Leisure

Highgate Park – 2 min

Custard Factory – 7 min

Ghetto Golf – 9 min

Bullring / Selfridges – 16 min

O2 Academy -18 min



Transport

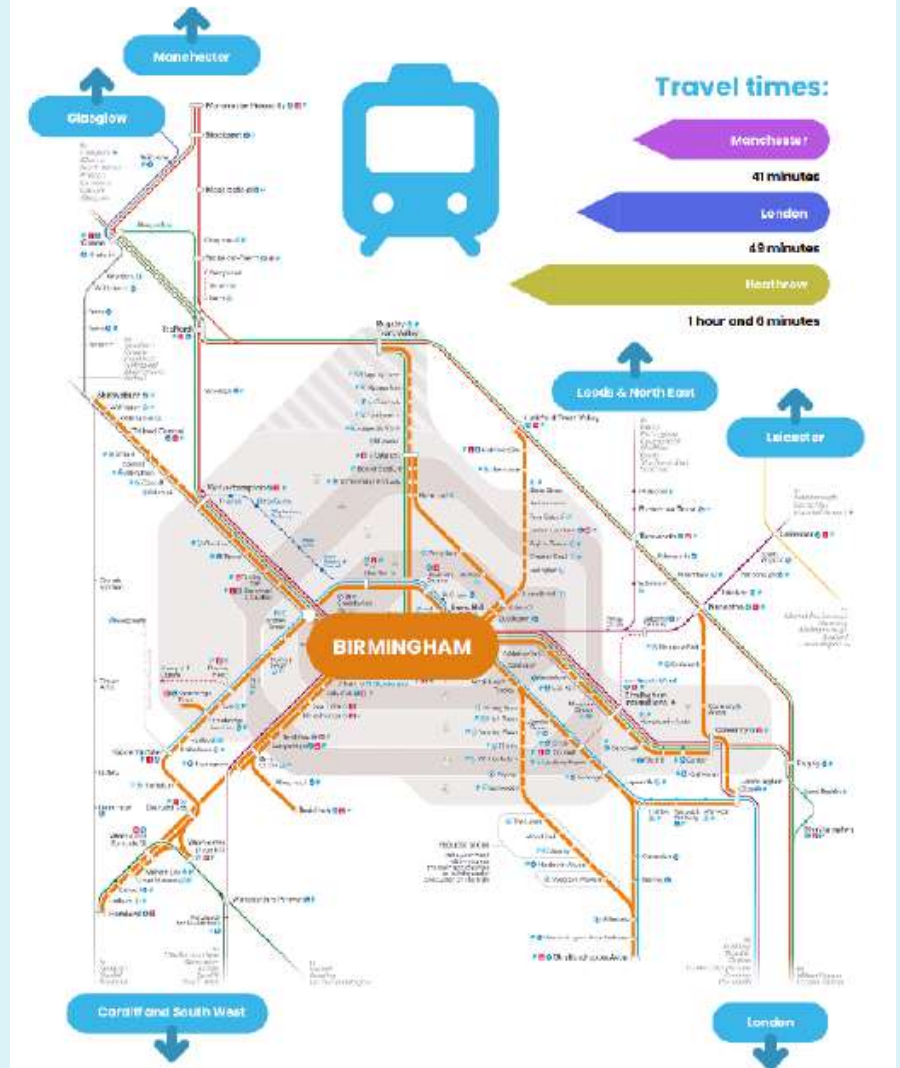
Bordesley – 7 min

Birmingham Moor Street – 17 min

Birmingham New Street – 16 min

HS2 Curzon Street – 18 min

HS2 Birmingham Rail Map



UK's Growth Capital

Birmingham hosted the 2022 Commonwealth Games, Solidifying its position on the world stage for investors.

£1BN Added economic boost to local area in addition to social and environmental benefits

£14BN Additional economic output generated by HS2 presence

800,000 Students making Birmingham their home after graduating

+ 24% Economic growth predicted over the next 5 years for west midlands

4,400 Companies Creating 53,000 specialist roles



Developing Demographic

15,000 + New Strat-ups in 2019 One of the UK's Best business hubs, especially for SME's

34,520 Jobs in the Financial & Business Services sector The biggest jobs influx which will represent over 1/3 of the GVA (Gross Value Added)

+ 9.3 BN GVA from 2008 – 2026 General trend show a decrease in manufacturing and 'blue-collar' jobs in exchange for high-paying 'white-collar' jobs

3.2% from 2008 – 2026 41,975 increase in professional workers (managers, professionals and Associate professionals) leading to higher wages and quality requirements

4% from 2008 – 2026 Reduction in unskilled manual occupations

4% from 2008 – 2026 The University of Birmingham is within the top 20 Universities across the UK with a further 4 universities in the area



Birmingham at it's best

Birmingham is a city with many opportunities and local attractions and is considered to be the best location to enjoy life without the stress of the city.



Youngest city-wide population in Europe

Over 50 festivals across the city every year

The largest public library in Europe

60% Lower living cost than London

Over 40 million visitors each year

73,000 UK and overseas students



Birmingham is within 4 hrs of 90% of Britain

Consistently voted one of the top cities to live in the UK

Largest inflow of workers from London

Contact us

Smart New Homes

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Disclaimer*

All pictures are from the apartments or from websites.

We have not tested appliances each apartment

