



# FOUNTAIN COURT

Steelhouse Lane  
Birmingham



FOUNTAIN  
COURT  
APARTMENTS  
STEELHOUSE  
LANE  
BHX

FOUNTAIN COURT

Snow Hill & Colmore  
Central Business District  
Birmingham B4 6DR



FOUNTAIN COURT

WELL-PRESERVED



*Period Style*

Call To Order

70 PERIOD STYLE APARTMENTS  
IN REGAL LAW CHAMBERS  
IN THE HEART OF BHAM'S B4  
SNOW HILL BUSINESS DISTRICT  
& CONSERVATION AREA.  
SEE YOU IN COURT.



# FOUNTAIN COURT





Under Oath

WE DO SOLEMNLY  
DECLARE TO TELL THE  
TRUTH, THE WHOLE  
TRUTH, AND NOTHING  
BUT THE TRUTH





Take the stand

Developers - Elevate Property Group

# LAW OF THE LAND

*The Establishment*

We never forget why we started.

Play by your rules.

Heritage. Keep what you got.

What matters? Everything.

Be curious. Not judgemental.

A reputation takes decades to build.

Build it on consistency and trust.

Don't be a developer. Be a role model.

Let others do the law of averages.

Be remarkable. Make it memorable.





*judgement day*

## Court Of Appeal

Let's throw the book at this one.

Fountain Court, former Barristers' chambers steeped in the traditions of the judiciary.

A place that's home to law and order.

Resurrected as 70, studios, 1 & 2 bed courtyard period style apartments each exhibiting the Victorian character and rich legacies of the Steelhouse Lane Conservation Area and gentrified

Colmore and Snow Hill Business District in which it resides. A real open and shut case.

# ALL RISE





Designed in 1963-64 by Holland W Hobbiss & Partners

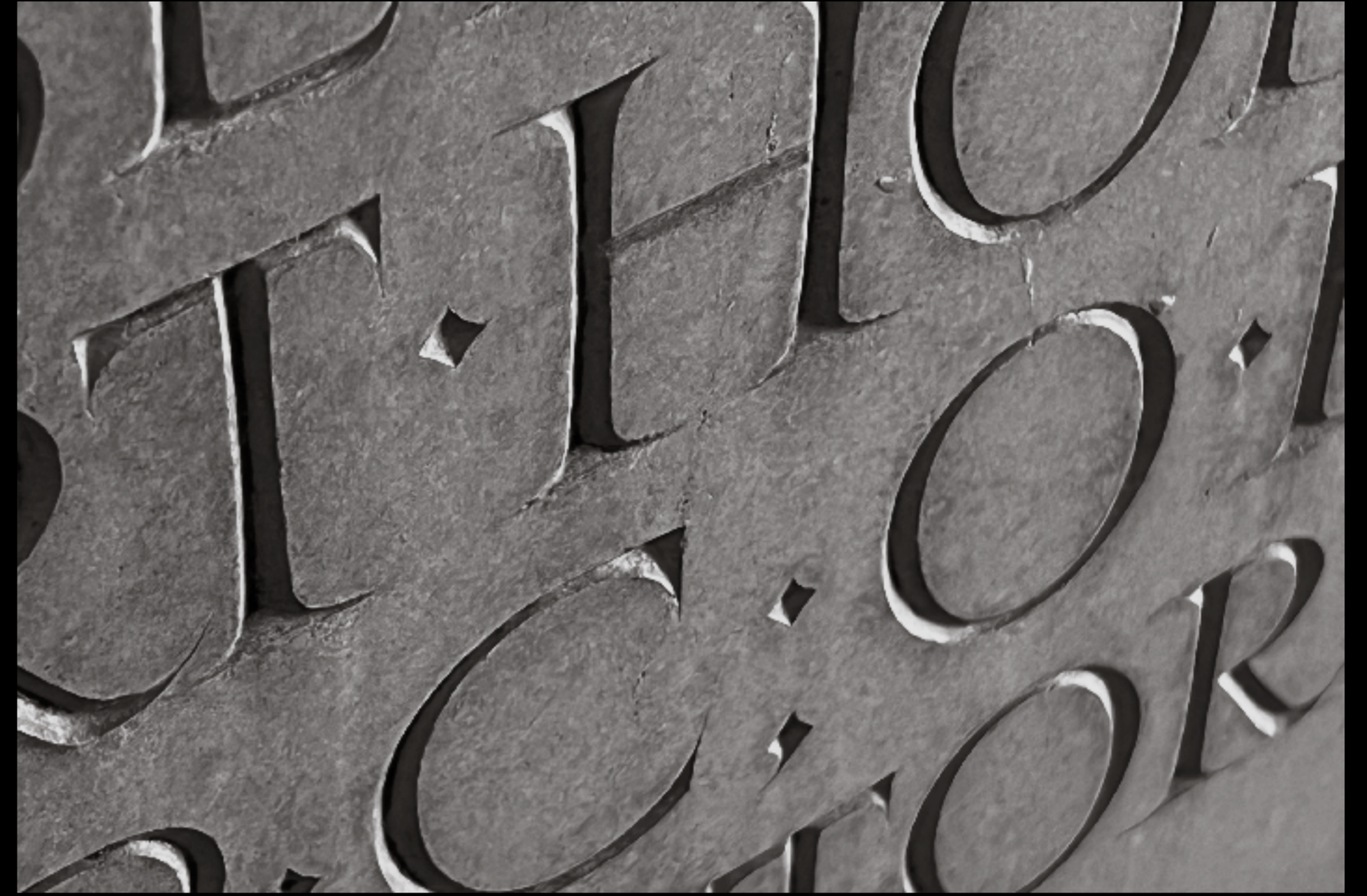


Built in the classical 'Inns of Court' block courtyard style





Regal architecture with a majestic Bath-stone cornice



Well-preserved period style grandeur



FOUNTAIN COURT

FOUNTAIN COURT

No 5

DRY CLEANING

Hold Court

THIS ONE'S A RARE CASE.  
A LAW UNTO ITSELF.  
TIME TO REVIEW THE  
EVIDENCE AND DO  
IT JUSTICE.





A Moment Of Truth

70 'Best In Class' Apartments -  
8 Studios, 40 one beds, 22 two beds

Timeless well-preserved architecture  
that will outlast us all

Five floors of award winning design by  
people that know how to construct a case

Central courtyard with terraces because  
no one wants a life on the inside

Elevate - 'The Midlands Developer of the  
Year' - the hallmark of quality goods

Centrally located in the Steelhouse Lane  
Conservation Area - because it's always better  
to preserve what's good and keep the peace

It's the business - situated in the Snow Hill  
and Colmore Business Districts from where  
you can access a world of opportunity

Good value? No Argument.

# THE CASE FOR

*Fountain Court*



Elevate Property Group

AWARD WINNING  
DESIGN & SPECIFICATION  
BY THE MIDLANDS  
RESIDENTIAL DEVELOPER  
OF THE YEAR





F  C



Elevate 'Best in Class' Design - Priory House / Old Heaton House



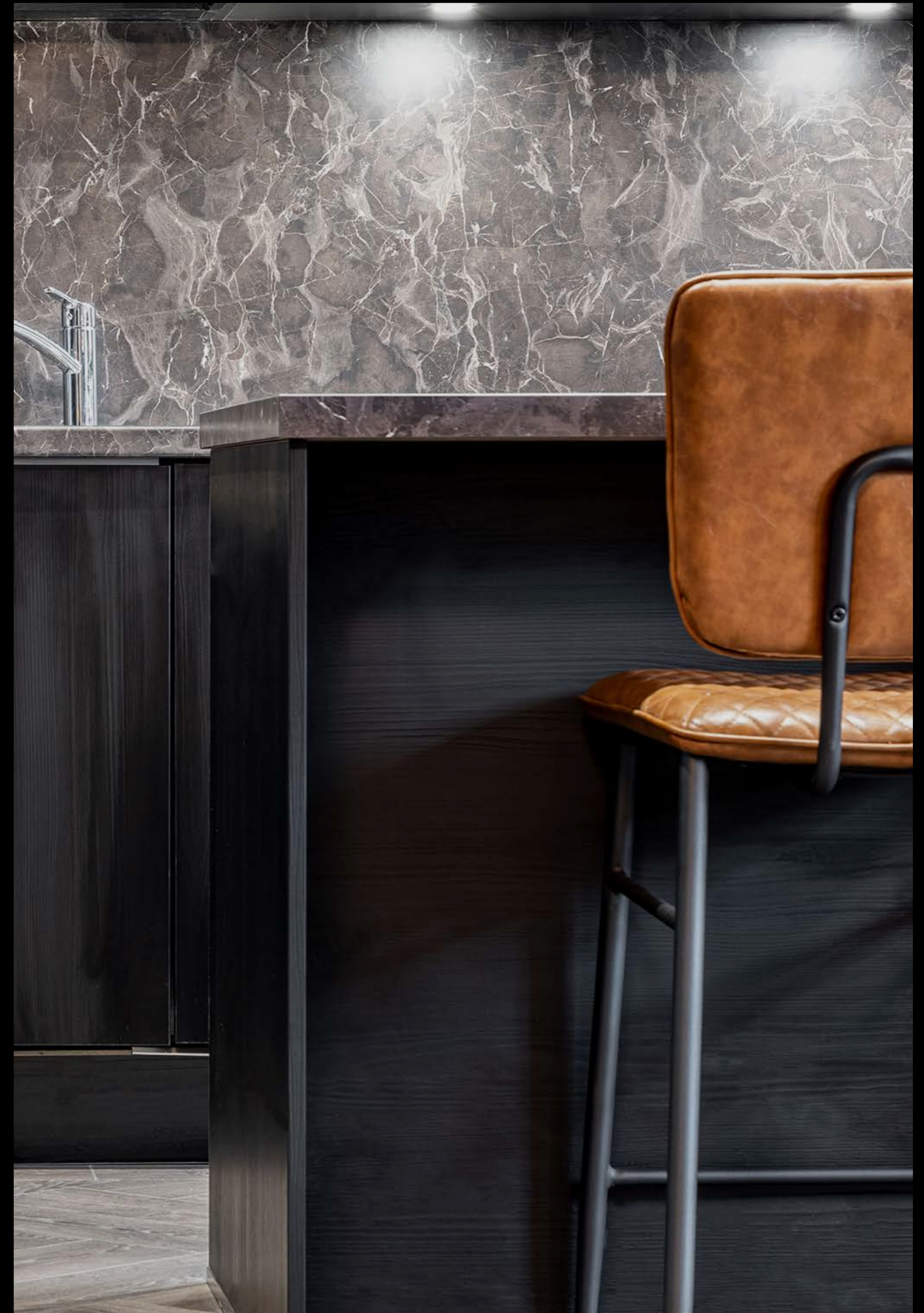


Elevate 'Best in Class' Design - Old Heaton House



# Specification

SERVICES	Electric and water to each apartment with drainage connected to mains.
HEATING & HOT WATER	Electric heating throughout with stylish WIFI controlled heaters. Hot water cylinder with electric immersion heater controller. MVHR ventilation system per unit.
ELECTRICAL	Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.
KITCHEN	Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. High-quality appliances including electric cooker, hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.
SANITARY WARE	Villeroy & Boch sanitaryware and brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.
DOORS	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
LIGHTING	Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.
FIRE PROTECTION	Fire protection sprinklers throughout including stand-alone smoke/heat detectors.
SKIRTING & ARCHITRAVE	Pencil round skirting and architrave finished in white egg shell paint.
CERAMIC TILING	High quality ceramic tiles to bathrooms and part tiled walls in wet areas.
FLOORING	Carpets in bedrooms and LVT throughout other than in wet areas.
ACOUSTICS	Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.
DOOR ENTRY	Keypad entry to communal entrance with video intercom access from apartments, with CCTV monitoring of entrances.
TV DISTRIBUTION	Digital aerial and Freeview signal distribution to TV point in living room and bedroom.
TELEPHONE & DATA	Virgin/BT fibre cable to a single outlet in living room.



Colmore & Snow Hill Business District

WITH UNEQUALLED  
PROMINENCE & ACCESSIBILITY  
THIS LOCATION IS GUILTY OF  
BEING A REAL PEOPLE PLEASER.  
YOU BE THE JUDGE.





## The Facts As We Know Them

Acquaint yourself with the new Birmingham, a landscape revitalised over the last decade thanks to extensive regeneration projects. A city on the cusp of becoming an international tour de force, it offers world-class amenities and a desirable 'London lifestyle' that is enticing buyers and young professionals to relocate here.

Fountain Court sits at the heart of the Snow Hill Business District. The area is home to some of the City's most valuable assets. It includes the Colmore Business District which supports over 35,000 employees and is a vital part of the economic success of the City; Snow Hill Station which acts as a principle transport hub used by several thousand people a day, and fabulous examples of the City's grand Victorian legacy with key institutional buildings lining Steelhouse Lane.

With Snow Hill acting as the gateway to the Central District, some of the biggest and best Blue Chip companies - BT, Barclays, KPMG, HS2, Gowlings and BDO - have established their base here. Being the largest (and fastest growing) financial and professional services sector outside London, the area is attracting a diverse professional populace, thereby enhancing the city's appeal to buyers and property investors.

Colmore Business District is the commercial heart of Birmingham. As well as being a hub for business and professional services firms, the District also boasts a thriving leisure and hospitality offering, with a host of award-winning independent and chain bars, restaurants, cafes and more.





KPMG

Birmingham  
Snow Hill

Snow Hill / Colmore Row, Birmingham



Birmingham Cathedral, Colmore Row / Cathedral Square

## Upon Closer Inspection

Snow Hill is a district of contrasts and convenience, originality and opportunity.

Residents of Fountain Court will enjoy exceptional connectivity with Snowhill and New Street stations just a few minutes walk away along with accessibility to the city and the wider West Midlands via the Midlands Metro tramline. The arrival of HS2 nearby will further enhance transport links and fuel the area's prominence as a key business destination.

### Civic Core

Victoria Square is the City's primary public space, surrounded by landmark historic buildings which make up the City's civic heart.

### Retail Core

The Retail Core extends from the City's primary shopping destination at the Bullring shopping centre via Grand Central to the Mailbox in the west.

### Jewellery Quarter

The historic heart of the jewellery trade and home to many of Birmingham's best historic buildings, the Jewellery Quarter is a key opportunity area for tourism, business, creative industries and residential growth.

### Learning Quarter

The rapidly expanding concentration of educational uses in Eastside is home to thousands of students and world class academic facilities including the neighbouring Aston University and Birmingham City University.



## DISTANCE (WALKING)

Aston University	3 minutes
Snow Hill Station	4 minutes
Colmore Business District	4 minutes
HS2 / Curzon Street	4 minutes
Gun Quarter	7 minutes
Moor St Station	8 minutes
Jewellery Quarter	10 minutes
New St Station	12 minutes
Retail (Bullring)	12 minutes

# DISTANCE (WALKING)

## Commerce. Connectivity.

Aston University	3 min walk
Snow Hill Station	4 min walk
Colmore Business District	4 min walk
HS2 Station / Curzon Street	4 min walk
Millenium Point	11 min walk
New Street Station	12 min walk
Birmingham City University	12 min walk
HSBC - Paradise Office	16 min walk
Digbeth Creative Quarter	18 min walk
BBC	20 min walk
Deutsche Bank, Deloitte	22 min walk
Brindleyplace	23 min walk

## Leisure

The Grand Hotel	7 min walk
St. Paul's Square	8 min walk
Jewellery Quarter (JQ)	10 min walk
Grand Central	12 min walk
Bullring (Selfridges)	12 min walk
Mailbox	15 min walk
Chinatown	16 min walk
Arcadian	20 min walk
The Cube	21 min walk

## Culture

B'ham Museum & Art Gallery	11 min walk
Hippodrome	17 min walk
Birmingham Library	18 min walk
ICC	20 min walk
Symphony Hall	20 min walk
Ikon Gallery	23 min walk
Utilita Arena	23 min walk
O2 Academy	23 min walk
National Sea Life Centre	25 min walk





Birmingham city centre sky line

# IF TRUTH BE TOLD

## Why Invest

26.4%

PRICE  
GROWTH

Birmingham (and the West Midlands) is expected to see 26.4% capital growth between 2025 - 2029 (\*Savills) and is JLL's 'top pick' hotspot for residential investment.

17.6%

RENTAL  
GROWTH

17.6% rental growth predicted from 2025 - 2029 fuelled by a shortage of quality rental stock and ever increasing rental demand for city centre locations.

7.5K<sup>PA</sup>

CITY  
REDEVELOPMENT

The city attracts over 7500 high earners from London each year with an average salary mark surpassing £70,000 per annum.

2ND

LARGEST STUDENT  
POPULATION

Birmingham has five universities, and the country's second-largest student population of approximately 88,000.

49%

GRADUATION  
RETENTION

Birmingham has the highest graduate retention rate in the UK, with 49% opting to stay in the city, resulting in approximately 12,000 graduates YOY residing in Birmingham.

€10BN

CITY  
REDEVELOPMENT

The Big City Plan - '30 Years of Regeneration & Growth (2010-2040)' - largest regeneration project in Europe creating huge private investment in commercial and residential Real Estate.

2ND

PROFESSIONAL  
WORKERS

A growing economy that's home to key global employers - Goldman Sachs, Deutsche Bank, PWC, Deloitte and HSBC to name a few - further strengthening the business district of Birmingham which is the 2nd largest in the UK.

HS2

FORTY-NINE  
MINUTES

HS2 - dubbed the most environmentally friendly station in the world - will connect Birmingham to London in just 49 minutes.



*Abide by the Ruling*

# WE REST OUR CASE

## Disclaimer

Elevate Property Group and any joint agent give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. Apartment plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%.





*We sentence you to life . . .  
in Fountain Court*

Always  
judge a  
book by its  
cover

