



Derwent Works

Jewellery Quarter

B19 3AB

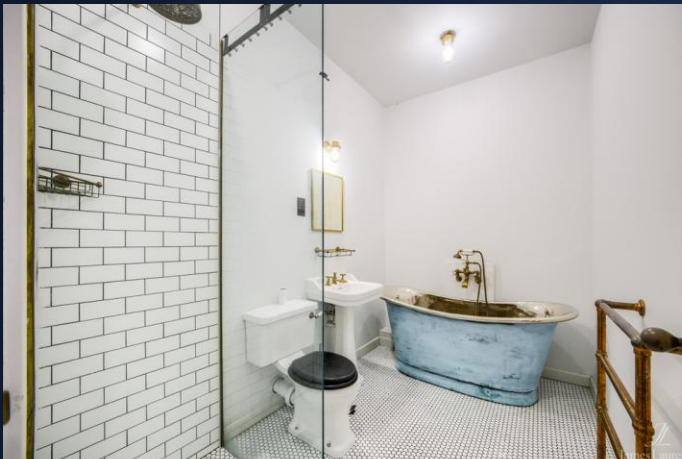
Asking Price Of **£525,000**

Stunning Two Bedroom Apartment

Allocated Parking Space

1801 Sq. Ft.

Second Floor Apartment



Property Description

LOFT APARTMENT 3 Loft 3 is a second floor loft apartment of 1801 Sq. Ft. The loft offers a large open plan living/kitchen space, private terrace, separate utility room, two bedrooms, two bathrooms and allocated parking. The apartments have been completed to an extremely high specification to include under floor heating throughout, handmade brass bathroom appliances, concrete floors, zinc clad kitchens, exposed brick and reclaimed lighting.

- SPECIFICATION - Exposed Brickwork**
- Underfloor Heating
 - Reclaimed Oak Flooring
 - Hand Crafted Brass Bathroom Fixings
 - Critical Windows
 - Bankam Locking System
 - Antique Light Fixings
 - Kettle Tap
 - Secure Allocated Parking
 - Range Cooker
 - Metal Clad Kitchens
 - Building Guarantee

LOCATION Deventer Works is located on the Henstet Street in the city's Gun Quarter, a district surrounded by history, culture and entertainment. The Gun Quarter is a diverse and emerging city suburb, perfectly situated close to the fashionable Jewellery Quarter, bustling financial district, Snow Hill train and metro station and the new H2 site with immediate A38 link with ease of access to M6 motorway.

RESTAURANTS AND BARS Birmingham has something to suit all tastes, with more Michelin starred restaurants than any other UK city outside of London – including Simpsons, Purnell's and Adams; plus, fine dining at The Ivy, Gusto, Hotel du Vin and Marco Pierre White. You will also find a great selection of bars such as Fumo, Ginger's Bar in Purnell's Bistro, Dirty Marini and fantastic coffee shops right on your doorstep.

ENTERTAINMENT Whatever you fancy doing, it's likely you'll find it in the city across the many venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance.

SHOPPING There's a huge choice and variety of shopping available within the city and nearby suburbs, including John Lewis in the new Grand Central development; the new year-round Harvey Nichols at the Mailbox; Selfridges in the Bullring; the Great Western Arcade; the rag market and food markets in Digbeth; as well as regular local Farmers' Markets in Harborne and Moseley beyond.

SPORTS AND LEISURE You'll find excellent sporting and leisure facilities, including Pure Gym just 5 minute walk away; Barmayne's Health Club; The Club & Spa at The Cuke; Vibro State Health & Wellness Club; the Edgbaston Priory Club; Edgbaston Cricket Ground; Edgbaston Golf Club; Botanic Gardens and Cannon Hill Park.

Floor Layout



Total area: approx. 142.7 sq. metres (1536.4 sq. feet)

Total approx. floor area 1,801 sq ft (167 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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