

# Derwent Works

Jewellery Quarter

B19 3AB

Asking Price Of **£525,000**

*Stunning Two Bedroom Apartment*

*Secure & Allocated Parking*

*2236 Sq. Ft.*

*First Floor Apartment*



**Property Description**

**LOFT APARTMENT 1** Loft 1 is a second floor loft apartment of 1440 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
  - Bankham Locking System
  - Antique Light Fixings
  - Keek Tap
  - Secure Allocated Parking
  - Range Cooker
  - Metal Clad Kitchens
  - Building Guarantee

**LOCATION** Devent 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 H&M site with immediate A38 link with ease of access to M6 motorway.

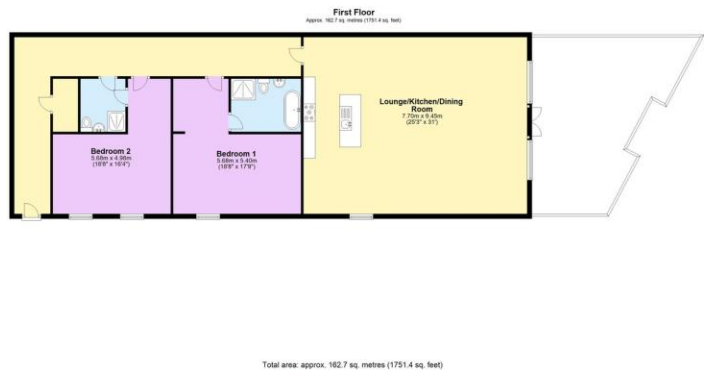
**RESTAURANTS AND BARS** Birmingham has something to suit all tastes with more Michelin starred restaurants than any other UK city outside of London – including Simpsons, Purnell's and Adams, plus fine dining at The Ivy, Gusto, Hotel du Vin and Marco Pierre White. You will also find a great selection 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 and old 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 Moxley beyond.

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

**Floor Layout**



Total approx. floor area 2,236 sq ft (208 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	70

EU Directive 2002/91/EC

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH



*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*