



Metalworks Apartments

Jewellery Quarter

B18 6PG

Asking Price Of **£225,000**

Two Double Bedrooms

Lift Access

Light & Spacious

Short Walk To St. Paul's Square



Property Description

DESCRIPTION **EWS1 FORM GRANTED** A beautifully presented two bedroom, apartment located in the Metalworks development. The apartment benefits from having open plan living area/fitted kitchen with integrated appliances, two-bedrooms and a stylish bathroom as well secure, allocated parking. Metalworks is a secure gated development with communal gardens in the heart of the Jewellery Quarter.

LOCATION The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer. Metalworks is located in the heart of this historic district.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £1,961.76 Per Annum.

Ground Rent: £399.00 Per Annum

Length of Lease: 985 Years Remaining.

Free Valuation: Please contact the office on to make an appointment.



Floor Layout



Total area: approx. 56.4 sq. metres (606.8 sq. feet)

Total approx. floor area 606 sq ft (56 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		