



The Kettleworks

Jewellery Quarter

B1 3DU

Asking Price Of **£225,000**

Two Double Bedrooms

Roof Top Terrace

Concierge Service

Excellent Condition



Property Description

DESCRIPTION **EWS1 FORM GRANTED** Located in the heart of Birmingham's historic Jewellery Quarter! This stylish and contemporary two bedroom, one bathroom apartment is located in the highly sought-after Kettleworks development, offering residents a blend of modern amenities and prime location. This apartment comes with the convenience and peace of mind of an allocated secure parking space, residence gym and 24 hour concierge.

LOCATION Situated in the vibrant Jewellery Quarter, you will be surrounded by a rich history and a variety of trendy bars, restaurants, and boutique shops. Excellent transport links, including the Jewellery Quarter train station and easy access to major roadways, make commuting a breeze.

JAMES LAURENCE ESTATE AGENTS 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: D

Service Charge: £2,010.24 Per Annum

Ground Rent: £350.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 143 Years Remaining.

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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



Floor Layout



Total area: approx. 64.3 sq. metres (691.6 sq. feet)

Total approx. floor area 691 sq ft (64 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 | 69 C | 69 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 are 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