



Coinpress Residence

Jewellery Quarter

B18 6FE

From **£220,000**

Two-Bedroom Apartment

First Floor Apartment

High Specification Throughout

731 Sq. Ft.



Property Description

DESCRIPTION Coinpress Residence is a collection of 14 upscale apartments situated in the vibrant Jewellery Quarter. Each of these exceptional apartments features an entrance hallway, an open-plan living/dining area, and a kitchen with stunning floor-to-ceiling curved windows offering panoramic views of the cityscape. Additionally, the apartments include two double bedrooms, one with an en suite shower room, and a family bathroom. Don't miss out on the opportunity to experience these remarkable living spaces.

SPECIFICATION Brushed metal switch & socket plates (with USB charging points in kitchen, living area and bedroom)
 Electric radiator (with WIFI control)
 Satellite TV, telephone, radio sockets to living room (Sky Q ready)
 Integrated oven
 Integrated washer / dryer (or free standing within service cupboard on selected apartments)
 Four ring ceramic hob
 Re-circulating cooker hood
 Integrated fridge / freezer
 Integrated dishwasher / wine cooler
 Video phone entry system
 Secure cycle store

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street Station.

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: £1,865.00 Per Annum

Ground Rent: £0.00 Per Annum

Ground Rent Review Period: N/a.

Length of Lease: 999 years starting from 1st January 2020

Total approx. floor area 731 sq ft (68 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 James Laurence

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