



Coinpress Residence

Jewellery Quarter

B18 6FE

Offers Over **£160,000**

One-Bedroom Apartment

First Floor Apartment

High Specification Throughout

430 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 one double bedroom, 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.

Mr Shamsh Suleman
 Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: C

Service Charge: £1,120.00 Per Annum

Ground Rent: £0.00 Per Annum

Ground Rent Review Period: N/a.

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



Floor Layout



Total approx. floor area 430 sq ft (40 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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 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