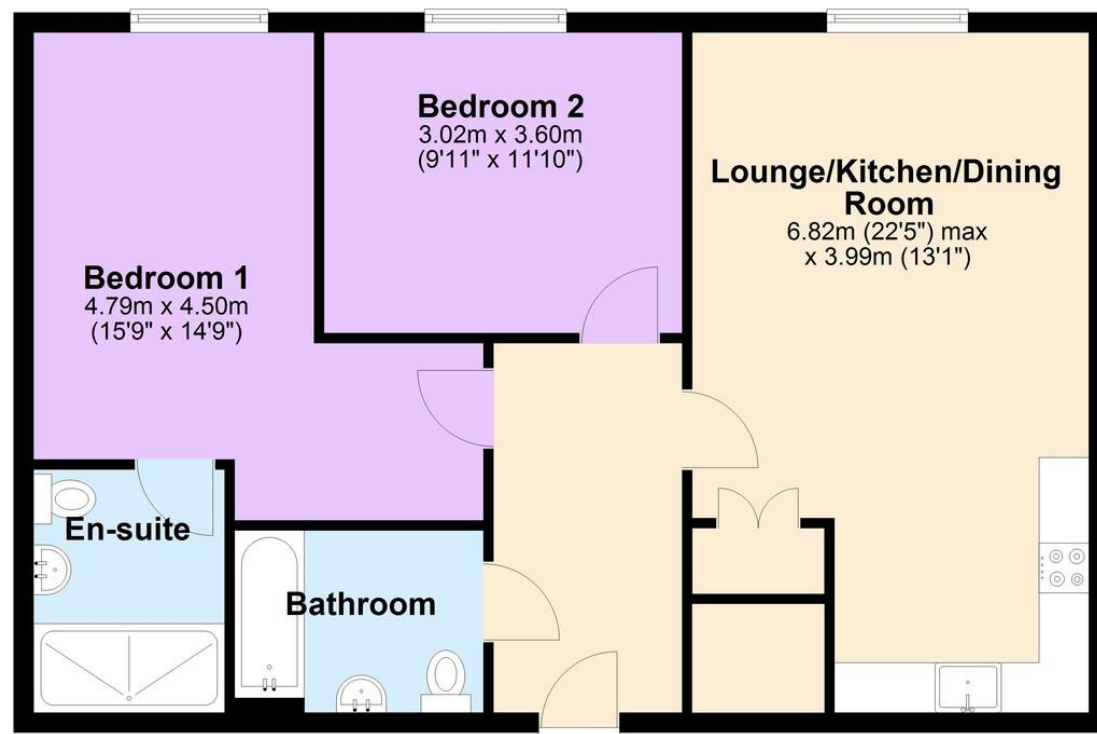




Floor Layout

First Floor

Approx. 71.7 sq. metres (771.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.3 sq. feet)

Total approx. floor area 771 sq ft (72 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.

Birmingham City Centre Branch

0121 6044060

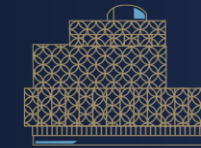
info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

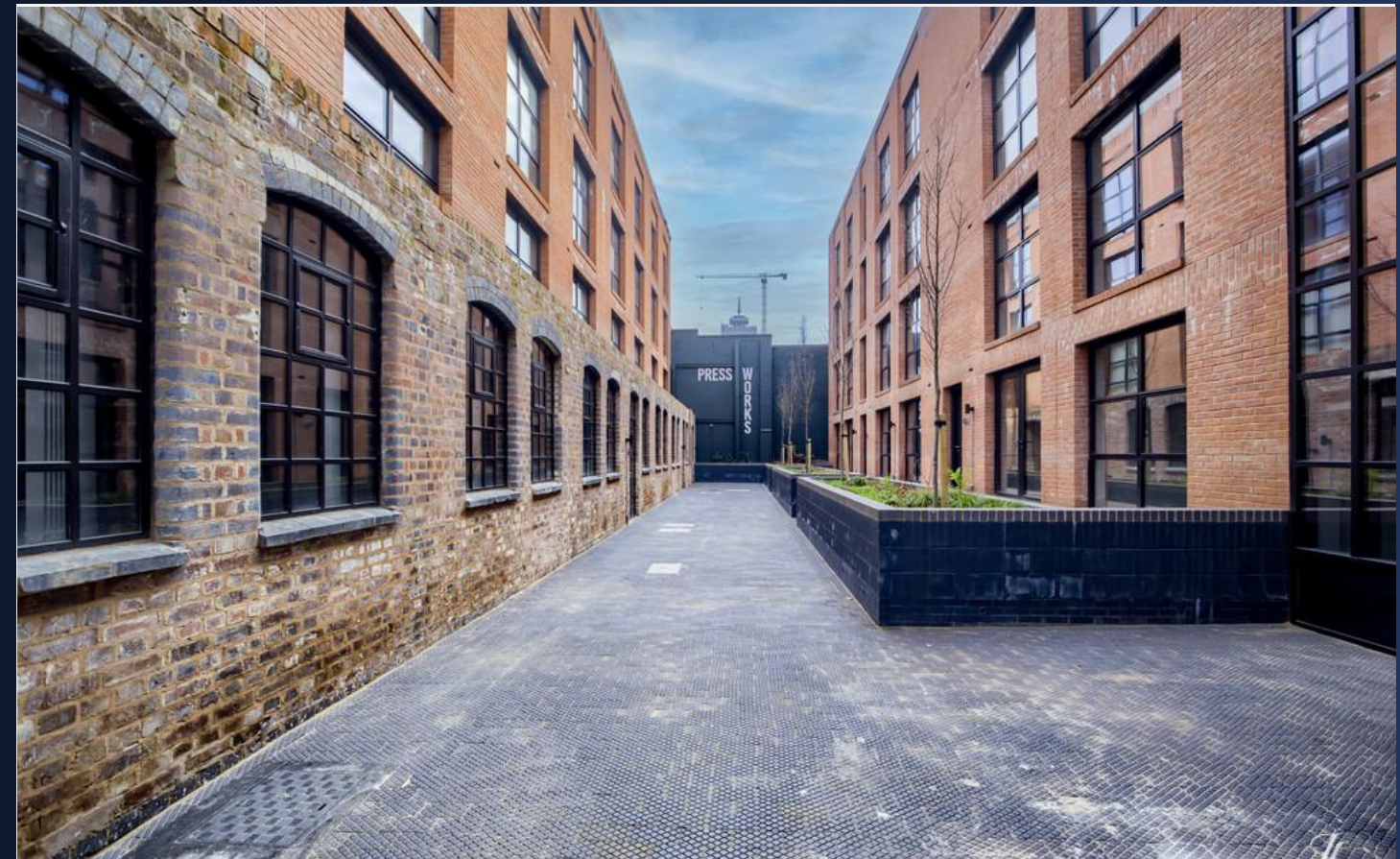
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

James Laurence



REASSURINGLY LOCAL



Pressworks Apartments

40-44 Northwood Street

B3 1TY

Asking Price Of **£225,000**

- Two bedroom Duplex apartment
- First Time Buyers only
- 100% owned but sold at 60% of Open Market Value
- 770 sqft of living accommodation



Pressworks Apartments,
40-44 Northwood Street, Jewellery Quarter, B3 1TY
Asking Price Of £225,000

Property Description

DESCRIPTION ** Build complete and ready to move into!** Discount to Open Market Sale property (60% of OMV) | First Time Buyers only | *Speak to sales advisor for more information*

DISCOUNT MARKET SALE ELIGIBILITY CRITERIA:

- You need to live or work in the borough of the development, sometimes for a certain number of years.
- You must not already own another home.
- You must not exceed the annual income cap stated below

**The income threshold currently stands as £60,000 for a couple and £40,000 for a single applicant. **

PRESSWORKS APARTMENTS his stunning scheme offers one and two bedroom apartments and has been designed to preserve the site's working heritage whilst creating a place fit for the modern world. Demonstrated through the restoration of the original Grade II listed building and the addition of new build elements, this development is the finest example of history and contemporary design seamlessly combining to create a unique place.

Courtyards and outdoor space play an important role in creating pockets of green for residents to enjoy all year round. An original metal press has been restored by expert technicians and stands proudly in one of the courtyards as a reminder of the site's working history and celebration of local craftsmanship.

Flexible living spaces have been carefully considered for modern life. Open-plan floorplates, high ceilings and innovative layouts are a feature throughout making The Pressworks the most desirable place to live.



Unique and one-of-a-kind, The Pressworks is full of character and unique features. Over-height ceilings and exposed roof trusses create a sense of space, whilst restored brick walls and critical-style windows achieve an industrial-chic and stylish interior aesthetic.

The Pressworks is located in the heart of Birmingham's prestigious Jewellery Quarter. Just moments from the famous St Paul's Square, The Colmore Business District and Birmingham City Centre, the development occupies a premier location in the city's most desirable district.

The Jewellery Quarter is more than a place to live, it's a way of life and is regarded as Birmingham's most prestigious neighbourhood. Just moments from Birmingham City Centre, The Jewellery Quarter feels like a village in the big city. Accessible and connected, cool and calm, The Jewellery Quarter is rooted in history with a modern and cosmopolitan out look on the city.

Square Footage: 770 sq ft
Leasehold with approximately 998 years remaining.

- ADDITIONAL INFO No Ground Rent
999 year Lease
PEA Rating C+
Council tax band tbc
Reasonable Service Charge
Timber floor
Carpets to bedrooms on selected units
Video and audio door entry system
Thermostatically controlled heating
Traditional column electric radiators
Double sockets with (USB connections) in selected areas
Contemporary handleless kitchen design
Integrated kitchen appliances
16mm laminate with matching upstand worktops by Egger tops in kitchen with matching upstand
Tiling by X Rock by Imola
Sanitaryware by Roca
Ceramic floor tiles and tiling to selected walls in bathrooms
Matching ceramic tiled bath panels
Matt black brassware & Matt black towel radiator
Spacious interior designed communal entrance foyers.
Residents lounge area
CCTV security system
Secure cycle store
Private residents courtyard areas



To book a viewing
of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

