

# Pressworks, Northwood Street

Jewellery Quarter

B3 1TY

**Asking Price Of £295,000**

*Two Bedroom Duplex Apartment*

*Private Balcony Area*

*Development boasting charming heritage*

*Luxury specification and well designed apartments*





## Property Description

**DESCRIPTION** This 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 crissal-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 outlook on the city.

**Square Footage:**

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

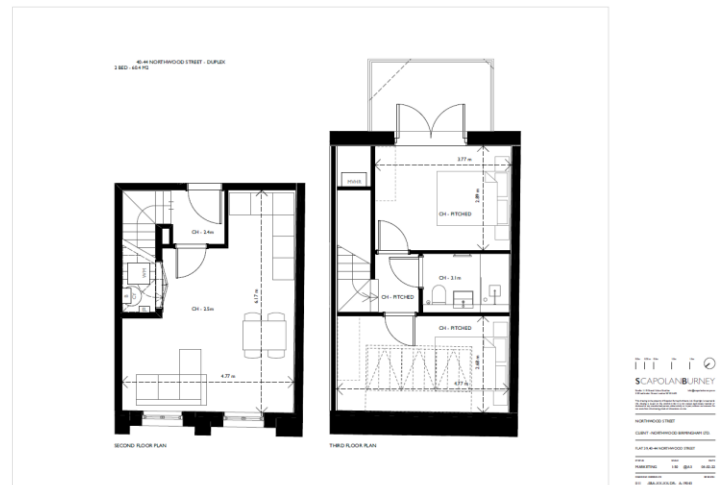
Carpets to bedrooms on selected units

Video and audio door entry system

Thermostatically controlled heating



## Floor Layout



Total approx. floor area ( )

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             |         |           |

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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 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.