



THE PRESSWORKS

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ES & ATTRACTIONS

Pauls Square	0.1 Miles
Albion Row	0.4 Miles
Albion Square	0.8 Miles
West Canal	0.8 Miles
Birmingham Library	0.8 Miles
Aston University	0.9 Miles
Cooley Place	0.9 Miles
Eding	1.1 Miles
Birmingham City University	1.1 Miles
Leam Pavement	1.5 Miles

SPORT CONNECTIONS

Leam Hill	0.3 Miles
Wolverley Quarter	0.4 Miles
Ed Street	0.8 Miles
Leam Street	1.0 Miles
Ed Street	1.1 Miles

JEWELLERY QUARTER

THE PRESSWORKS

A map of the area showing streets like Northwood Street, Ed Street, and Leam Street, and landmarks like Jewellery Quarter, City Centre, and Chinese Quarter.



BRAND NEW 2 BED DUPLEX with Balcony. Courtyard setting close to St Pauls Square. Pet friendly home with a 999 year lease, open plan living room, integrated kitchen, heating, double glazing and 10 year Build Warranty. INCENTIVES available

Communal Entrance Hall

The development is accessed via security communal doors to communal areas. Double gates and video entry system.

Communal Entrance Hall

Providing access to the communal entrance foyer with stairs and lift serving all floors.

Private Entrance Hall

With stairs leading to the upper floor and double doors leading into the accommodation.

Open Plan Living Room

6.17 x 4.77 (20'2" x 15'7")

With two double glazed windows facing onto Northwood Street, wood flooring, radiators, inset lighting.

Open Plan Integrated Kitchen

Fitted with a range of contemporary handleless units with integrated appliances with oven, hob, extractor hood, dishwasher, washer/dryer and fridge freezer. Work surfaces with upstands.

Second Floor

Landing area with doors to accommodation.

Bedroom One With Roof Terrace

3.77 x 2.89 (12'4" x 9'5")

With double glazed patio doors to external ROOF TERRACE

Bedroom Two

4.77 max x 2.69 max (15'7" max x 8'9" max)

With contemporary skylight style windows facing onto Northwood Street. Restricted head height to parts.

Contemporary Bathroom

Fitted with a contemporary bathroom suite and complimentary ceramic tiling. Wall hung wc, semi recessed wash basin, single end bath with autofill tap.

Outside

Communal cycle store and refuse store.

Tenure

Leasehold - 999 years - Pet friendly homes

Service Charge & No Ground Rent

Estimated service charge is £1,372 per annum. Ground Rent: Peppercorn

NOTE

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