

A selection of BRAND NEW 2 double bedroom apartments set within a courtyard development in the desirable Jewellery Quarter. These pet friendly homes are offered with a 999 year lease and ready to move into this Spring. Show Home available to view. Moments from St Pauls Square early reservation is recommended.

This courtyard style development offers a variety of homes that offer flexible living space and designed for modern life. Open plan living rooms with full height feature windows, high ceilings and innovative layouts are a feature making The Pressworks a desirable place to live.

Reservation is easy and only £500 to secure your desired new home.

### Security Gated Archway

Entrance to the development is via electronic security gates that benefit from video entry system. The development is access via the courtyards and arches through the original feature wall, with one courtyard having the original printing press machine positioned having been restored. History and modern architecture combine beautifully.

### Communal Entrance Hall

With stairs and lifts serving all floors.

### Private Entrance Hall

With video entry system, inset lighting, wood flooring, doors to accommodation.

### Service / Storage Cupboard

Housing washer dryer, ventilation system, hot water tank and consumer unit.

### Open Plan Living Room

6.72 x 3.98 max (22'0" x 13'0" max)

With a ceiling height of 2.5m (8'2"), wood flooring, full height double glazed feature window, heating, inset lighting and open plan kitchen area.

### Open Plan Integrated Kitchen

These modern kitchens benefit from wall and base storage units with soft close doors and drawers with worksurfaces over with inset sink unit, upstand, integrated fridge and freezer, dishwasher, built in oven and hob.

### Bedroom One

4.32 x 4.45 reducing to 2.75 (14'2" x 14'7" reducing to 9'0")

With fitted carpet, full height double glazed feature window, door to:

### En-Suite Shower

With shower, wall hung wash basin, wall hung wc with concealed cistern, tiling to floor and walls, inset lighting, heated towel rail.

### Bedroom Two

3.61 x 3.02 (11'10" x 9'10")

Fitted carpet, full height double glazed feature window, heating.

### Note

Any measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kurtis Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Kurtis Property nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/CGI images etc: The CGI images show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Floor plans provide an indication only as to the layout and should not be relied upon for valuation and or measurements. All measurements are approximate only and taken at maximum points. Rental values are estimated. All images are CGI for illustrative purposes only.

### 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

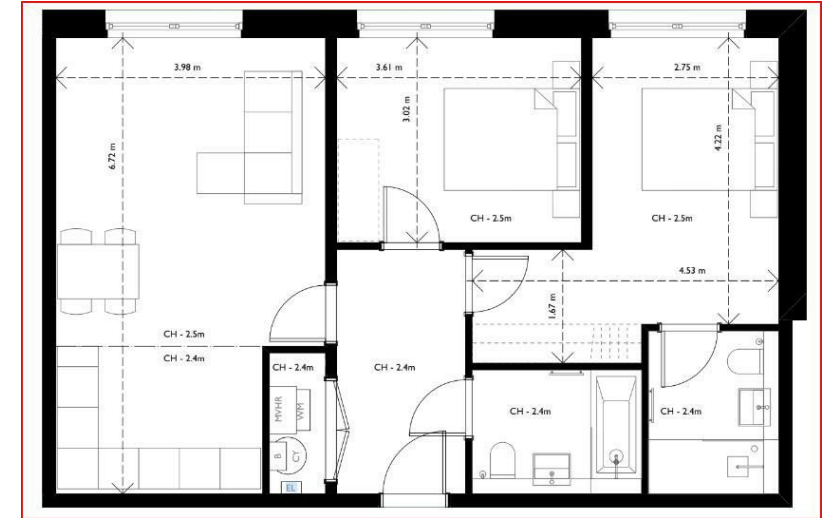
Communal cycle store and refuse store.

### Tenure

These "pet friendly" homes are offered with a 999 year lease.

### Service Charge

Estimated service charge is £1650 pa



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-98)                                     | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (54-68)                                     | D |                         |           |
| (39-53)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (81-91)   | A |                         |           |
| (69-80)   | B |                         |           |
| (54-68)   | C |                         |           |
| (39-53)   | D |                         |           |
| (21-38)   | E |                         |           |
| (1-20)  | F |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |