

Brand new Duplex's & unique Mews House now available in the Pressworks development located in the Jewellery Quarter. These 2 bedroom homes starting from £400,000 are now available to view. With character and contemporary finish including integrated kitchen, two bathrooms and high ceilings. This courtyard development is located moments from St Pauls Square.

These pet friendly homes are offered with a 999 year lease and are ready to view. 10 year Build Warranty. Viewing & reservations now available on these exclusive homes.

Own Front Entrance Door

Leading into spacious entrance hall

Entrance Hall

With stairs to the first floor, door to cloakroom, wood flooring, double doors to living room.

Open Plan Living Room

7.27 x 4.72 (23'10" x 15'5")
With feature double glazed windows, inset ceiling lights, wood flooring, open plan kitchen

Integrated Kitchen

Fitted with a range of wall and base storage units with work tops over with upstand, inset sink unit, built in oven and hob, integrated dishwasher, integrated fridge/freezer, door to;

Walk-In Service Cupboard

With washer/dryer,

Ground Floor Cloakroom

With low level wc, wash basin, tiling to walls and floor, heated towel rail

First Floor Landing

With storage cupboard, doors to accommodation

Bedroom One

4.72 x 2.79 (15'5" x 9'1")

With double glazed window to front aspect, door to

En-Suite

With enclosed shower cubicle, wash basin, low level wc, tiling to walls and floor

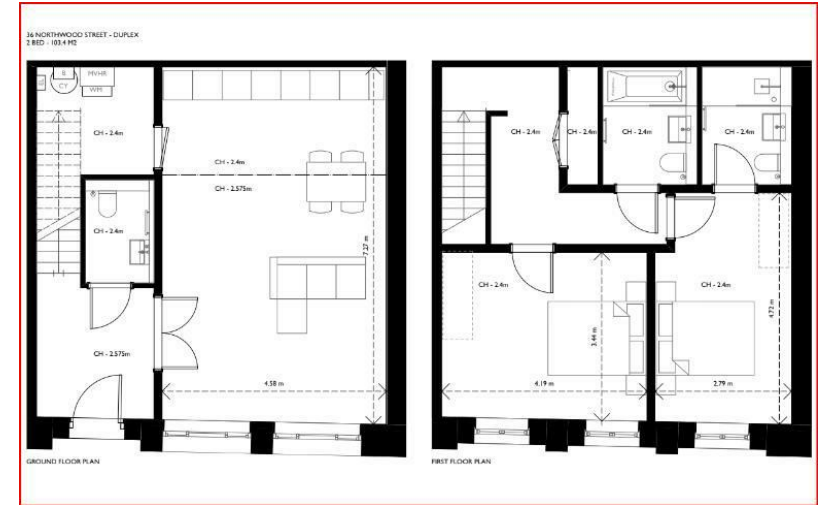
Bedroom Two

4.19 x 3.44 (13'8" x 11'3")

With double glazed window to front aspect

Main Bathroom

With contemporary suite comprising bath, wash basin, wc, tiling to walls and floor, heated towel rail



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-61)	B		
(69-65)	C		
(54-48)	D		
(39-34)	E		
(21-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-61)	A		
(69-65)	B		
(54-48)	C		
(39-34)	D		
(21-20)	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	