





Brand new 885sqft apartment with balcony available in the Pressworks development located in the Jewellery Quarter. This 2 bedroom homes with City views is ready for occupation. 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.

### Security Gated Arched Entrance

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

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.

### Living Room With Balcony

7.1 x 3.63 (23'3" x 11'10")

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

### Integrated Kitchen

These modern kitchen's 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

3.86 x 3.85 (12'7" x 12'7")

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

### En-Suite Shower Room

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

### Bedroom Two

3.85 x 2.85 (12'7" x 9'4")

Fitted carpet, full height double glazed window with City Views

### 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. Enclosed courtyards



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-61)	B		
(51-41)	C		
(31-21)	D		
(11-10)	E		
(9-8)	F		
(7-6)	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			
(81-61)	A		
(51-41)	B		
(31-21)	C		
(11-10)	D		
(9-8)	E		
(7-6)	F		
(5-4)	G		
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