



# The Kettleworks

Jewellery Quarter

B1 3DW

Offers In Excess Of **£200,000**

*Two Spacious Double Bedrooms*

*Fifth Floor Apartment*

*Lift Access*

*Modern Throughout*



## Property Description

**DESCRIPTION \*\*NO UPWARD CHAIN\*\*** This beautiful two-bedroom, fifth floor apartment in the Kettleworks development is situated in the Jewellery Quarter. The property comprises of an entrance hallway, open plan living area with a stylish fitted kitchen, master bedroom, guest bedroom and a family bathroom. The development has a large communal roof terrace, concierge service and a residents gymnasium.

**LOCATION** The development itself has luxuries including a comprehensive twenty four hour concierge service, on site residents gymnasium and post room. The Kettleworks was brought to you by Birmingham's leading developer Seven Capital and creates the perfect either buy to let investment or urban home.

Birmingham has been named the most investable City in the UK for a second year running. With the major schemes such as HS2 and the Curzon Street regeneration, Birmingham is rapidly becoming one of the most sought after locations and set to be in the top ten best places to invest money on the continent.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - D**

**Service Charge - £1510.16 Per Annum**

**Ground Rent - £350.00 Per Annum**

**Ground Rent Review Period - TBC**



## Floor Layout



Total area: approx. 71.5 sq. metres (769.3 sq. feet)

Total approx. floor area 769 sq ft (71 sq m)

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		
55-68	D	60 D	60 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 are 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*