



Comet Works

Birmingham City Centre

B4 6NS

Offers Over **£350,000**

Characterful Two-Bedroom

Secure & Allocated Parking

Duplex Apartment

****SHARE OF THE FREEHOLD****



Property Description

DESCRIPTION **SHARE OF THE FREEHOLD** Offering accommodation over two floors the property has a large open plan living / dining room on the first floor all of the wall art and bespoke unique signage is included. This impressive property would suit an artisan or someone who thinks outside the box.

The refurbishment of Comet Works was completed in 2017 features polished concrete floors and under floor heating with a very 'on trend' kitchen and bathroom fit out, that are complimented by the retained original features such as exposed beams and brickwork. The property and parking space are entered by electric gates.

A short walk will take you to Snow Hill Station, the Jewellery Quarter or the city centre. The nearest metro stop is a five minute walk with trams to Wolverhampton and Five Ways.

Floor Layout



Tenure: Share Of Freehold - 999 Years from 2017

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

Local Authority: Birmingham City Council

Council Tax Band: F

Service Charge: Approx. £2910.36 Per Annum

Ground Rent: £0.00

Total approx. floor area 1,192 sq ft (111 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	68
England, Scotland & Wales			
EU Directive 2002/91/EC			

Birmingham City Centre Branch

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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