



# Comet Works

Birmingham City Centre

B4 6NS

Asking Price Of **£435,000**

*Characterful Two-Bedroom*

*Secure & Allocated Parking*

*Duplex Apartment*

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



## Property Description

**DESCRIPTION \*\*SHARE OF THE FREEHOLD\*\*** A fabulous two bedroom two bathroom duplex apartment offering a unique opportunity, setting new standards for luxury living within the Birmingham rental market in the city's Gun Quarter.

Offering accommodation over two floors, the property focal point is the stunning and open plan living/dining area on the first floor, bathed in natural light with large picture windows, with pitched loft ceiling.

It has just been completed by Javelin Block to a very high specification, from polished concrete floors with under floor heating, to the finest stylish kitchen and bathroom fittings, whilst complimented by the retained original features such as exposed beams and brickwork.

A short walk will take you to St Pauls Square and Jewellery Quarter, complete with gorgeous boutiques, eateries and growing number of niche establishments offering an eclectic social scene. The opposite direction offers the financial hub of Birmingham within close proximity along with Snow Hill station and shopping amenities beyond. Ease of access to A38 and motorways by car is handy for commuters. A parking space is included with the property.

### ENTRANCE HALL

MASTER BEDROOM 20' 0" x 9' 9" (6.1m x 2.97m)

WALK-IN-WARDROBE

EN-SUITE

GUEST BEDROOM 16' 1 (Max)" x 11' 2 (Max)" (4.9m x 3.4m)

FAMILY SHOWER ROOM

STAIRS LEADING TO THE FIRST FLOOR

OPEN PLAN LIVING & KITCHEN AREA 26' 6 (Max)" x 20' 10 (Max)" (8.08m x 6.35m)

PARKING The property boasts one secure & allocated space.



## Floor Layout



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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	68

England, Scotland & Wales EU Directive 2002/91/EC

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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 and 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