



Metalworks Apartments

Jewellery Quarter

B18 6PW

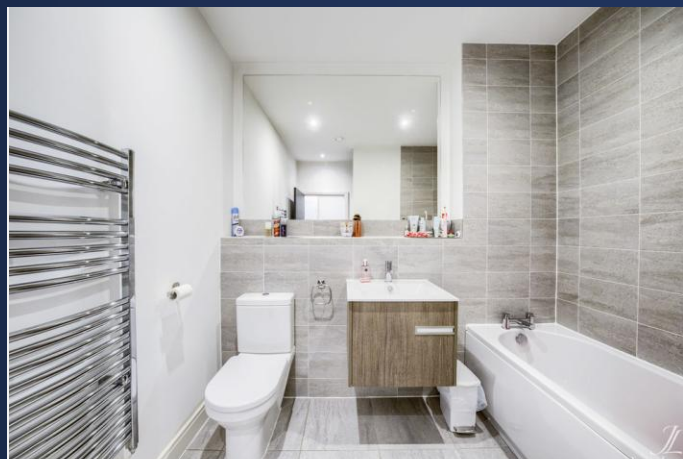
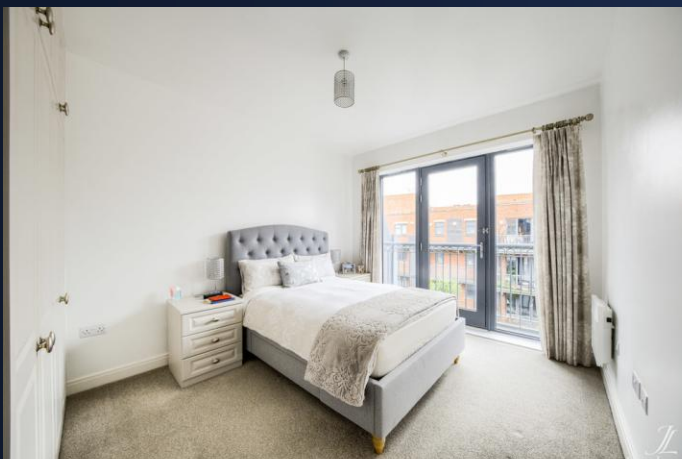
Offers Over **£220,000**

Secure, Allocated Parking

Two Double Bedrooms

Floor to Ceiling Windows

Excellent Condition



Property Description

DESCRIPTION Welcome to this stunning two bedroom, one bathroom top-floor apartment located in the prestigious Metalworks development in Birmingham's historic Jewellery Quarter. Perfectly positioned for city living, this modern residence offers a blend of style and convenience. Complete with two Juliet balconies and secure, allocated parking.

LOCATION Situated in the historic Jewellery Quarter, you'll be surrounded by a rich array of cultural landmarks, boutique shops, and trendy restaurants. The area also offers excellent transport links, making it easy to explore Birmingham and beyond.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant.

JAMES LAURENCE ESTATE AGENTS 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 - £2,017.00 Per Annum

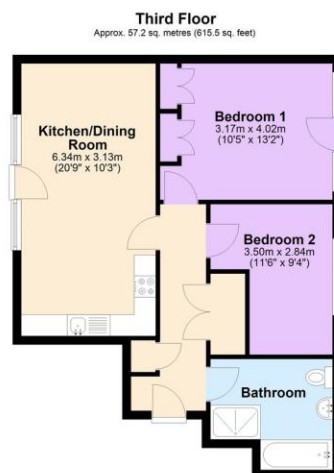
Ground Rent - £399.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 994 Years Remaining.



Floor Layout



Total area: approx. 57.2 sq. metres (615.5 sq. feet)

Total approx. floor area 615 sq ft (57 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	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		