

FOR SALE




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Metalworks Apartments, Warstone Lane, Jewellery Quarter, B18
Asking Price Of £200,000


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**Metalworks Apartments, Warstone Lane,
Jewellery Quarter, B18**

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- **Modern development**
- **Electric heating**
- **602 sq ft**
- **High end contemporary finish**
- **Long lease - 999 years from 1st January 2010**

Offering a two-bedroom apartment in the Metalworks, a modern residential development built in 2016, located within Birmingham's vibrant Jewellery Quarter.

Metalworks is a secure gated development with architecturally designed communal gardens creating a calm oasis for residents. The interior designed living space provides a high-end contemporary finish and includes grey-oak timber-effect flooring with matching grey oak doors, fully fitted kitchen with integrated Hotpoint appliances which include a dishwasher and large double glazed windows for natural light. Fully carpeted and spacious bedrooms provide the ideal environment for calm relaxation. The bathroom features a full size pressed steel bath, Porcelanosa vanity unit with under-sink storage, and fitted wall mirror and separate shower cubicle with glass and chrome door. Ceramic Porcelanosa floor and wall tiles further compliment the apartments stylish design.



The Jewellery Quarter is a designated conservation and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham Centre has to offer. Metalworks is located in the historic district.

ROOM SIZES:

- Hallway
- Two Storage Cupboards
- Open Plan Lounge/Kitchen: 21' 9" x 9' 9" (6.63m x 2.97m)
- Bathroom: 8' 2" x 7' 9" (2.49m x 2.36m)
- Bedroom One: 13' 5" x 10' 10" (4.09m x 3.3m)
- Bedroom Two: 9' 7" x 6' 8" (2.92m x 2.03m)

LEASEHOLD INFORMATION:

- Service charge - £1,070 per annum
- Ground rent - £399 per annum
- Lease length - 999 years from 1st January 2010

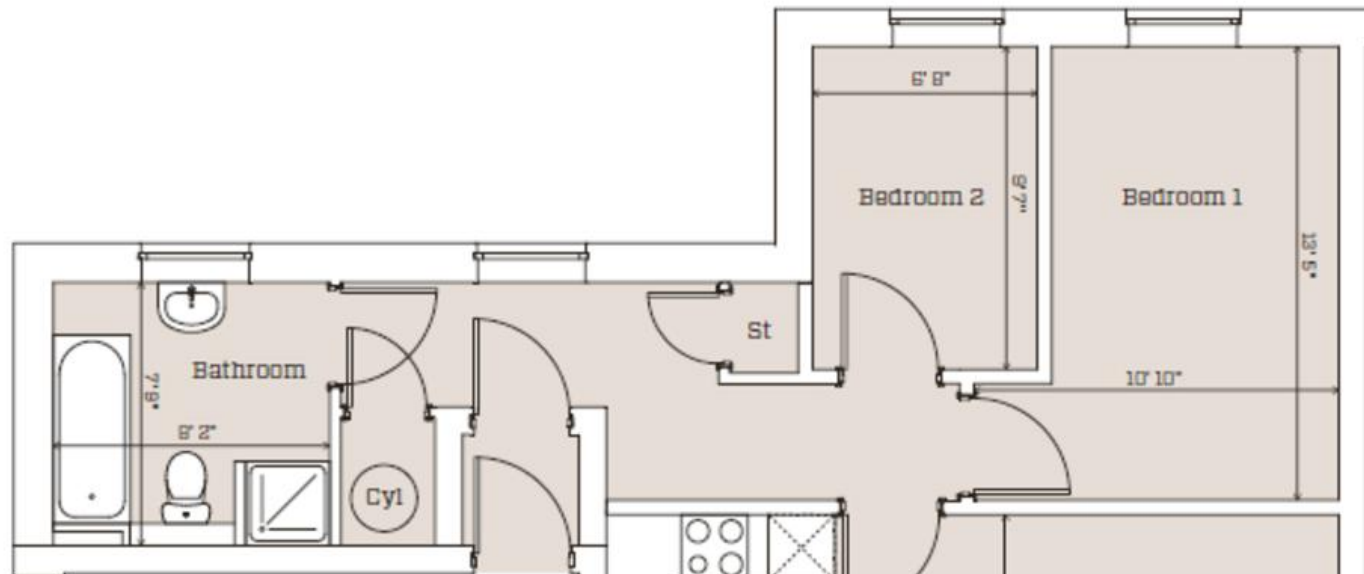
Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



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			
England, Scotland & Wales		74	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Total Internal Area 576 sq ft / 53.51 sq m



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.