



James *J* LaurenceTM
Sales and Lettings

APARTMENT 5, COMET WORKS, 44 - 47 PRINCIP STREET,
BIRMINGHAM CITY CENTRE, B4 6NS
£2,000 PCM





A fabulous three bedroom two bathroom apartment offering something unique to the Birmingham luxury living rental market within the city's Gun Quarter.

Offering duplex accommodation, the apartment is situated over ground and basement levels with natural light in all living space. 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 with a vaulted stairwell and front window/sliding wooden shutter a particular centrepiece to look out for.

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.



Tenants should be delighted that this has been fabulously furnished with the high end market in mind. The managers particular favourites being the 'Timothy Oulton' drum style bookcase and sheep lined swivel chair.

...oh, and lets not forget the "Baa stools"...you will see!

Book a viewing early to avoid missing out.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	74	74
EU Directive 2002/91/EC		