

TK

THE
KETTLEWORKS





The Developer :

Seven Capital: Established in 2000, Seven Capital is the pre-eminent residential property developer in Birmingham with a passion for outstanding customer service. Seven Capital converts commercial spaces in key city center locations and transforms them into stunning residential apartments. They also build new apartment complexes in equally desirable locations. Understanding investor needs, they offer a "hands off" property investment service from purchase through the sale - including rental management

Developing buildings such as disused factories, offices and ex-commercial space not only improves the immediate environment, but it also lends the residential space a unique character and a particular integrity that can only be achieved by using buildings with heritage.

Birmingham :

Birmingham is a city and metropolitan borough in the West Midlands, England. It is the largest and most populous British city outside London, with a population of 1.25 million residents within Birmingham and 3.7 million within its metropolitan area.

The city of Birmingham is now a major international commercial centre. Its economy is the second largest in the UK and has six universities making it the largest centre of higher education outside London.

Birmingham is a city led by cultural greatness and is seen as the top UK regional city for quality of life. There are more foreign investment projects than any other English regional city and has been voted among the Top 10 cities in the World. In recent years parts of Birmingham have been transformed, with the redevelopment of the Bullring Shopping Centre and regeneration of old industrial areas. Old streets, buildings and canals have been restored, the pedestrian subways have been removed and the inner Ring Road has been rationalised.



Project Information :

Project Name :	The Kettleworks
Project Location :	The Jewelry Quarter, Birmingham
Country :	UK
Developer :	Seven Capital
Completion Date :	3rd quarter 2017
Project Type :	Residential
Project Contains :	Studio, one , two , and three bedrooms apartments
Number of Flats :	291 Apartments

Location :

Set within Birmingham's Jewellery Quarter Within St Georges Urban Village development Situated within the city centre of Birmingham Easy access to the international airport of Birmingham Within walking distance to the Bullring shopping area
Within walking distance of Birmingham's banking district.

Project Views :	City Centre
Service Charges :	£ 2 per sq.ft per annum
Ground Rent :	£350 per annum
Type of investment :	Leasehold 125 years

Services :

- Lots of storage space
- Very bright flats
- 24 hour concierge
- Parking spaces available
- Integrated kitchen
- Wood effect flooring
- Full height wall tiled bathrooms
- 10year CML warranty
- Video intercom system
- 24hour concierge & security with CCTV
- High spec development, within a conservation area
- Residents lounge, cafe, gym and communal spaces
- Rooftop terraces and private terraces
- Tenant storage and lockers
- Cold store for grocery deliveries
- 6 levels



Average Price & Payments Methods:

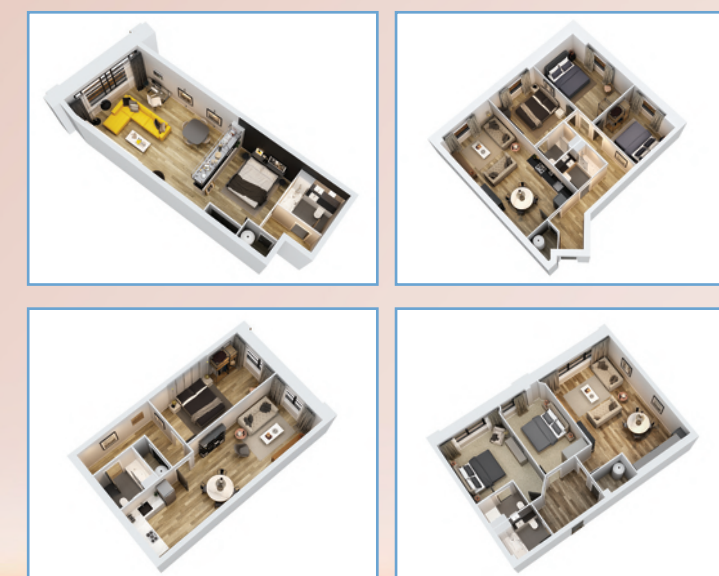
Average Price :

Unit Type	Gross size sq m	Gross size sq ft	Price (£)
Studio	41	441	133,950
One Bedroom	54	581	157,950
Two Bedroom	62.5	673	187,950

Car parking spaces can be purchased for £15,000

Payments Methods :

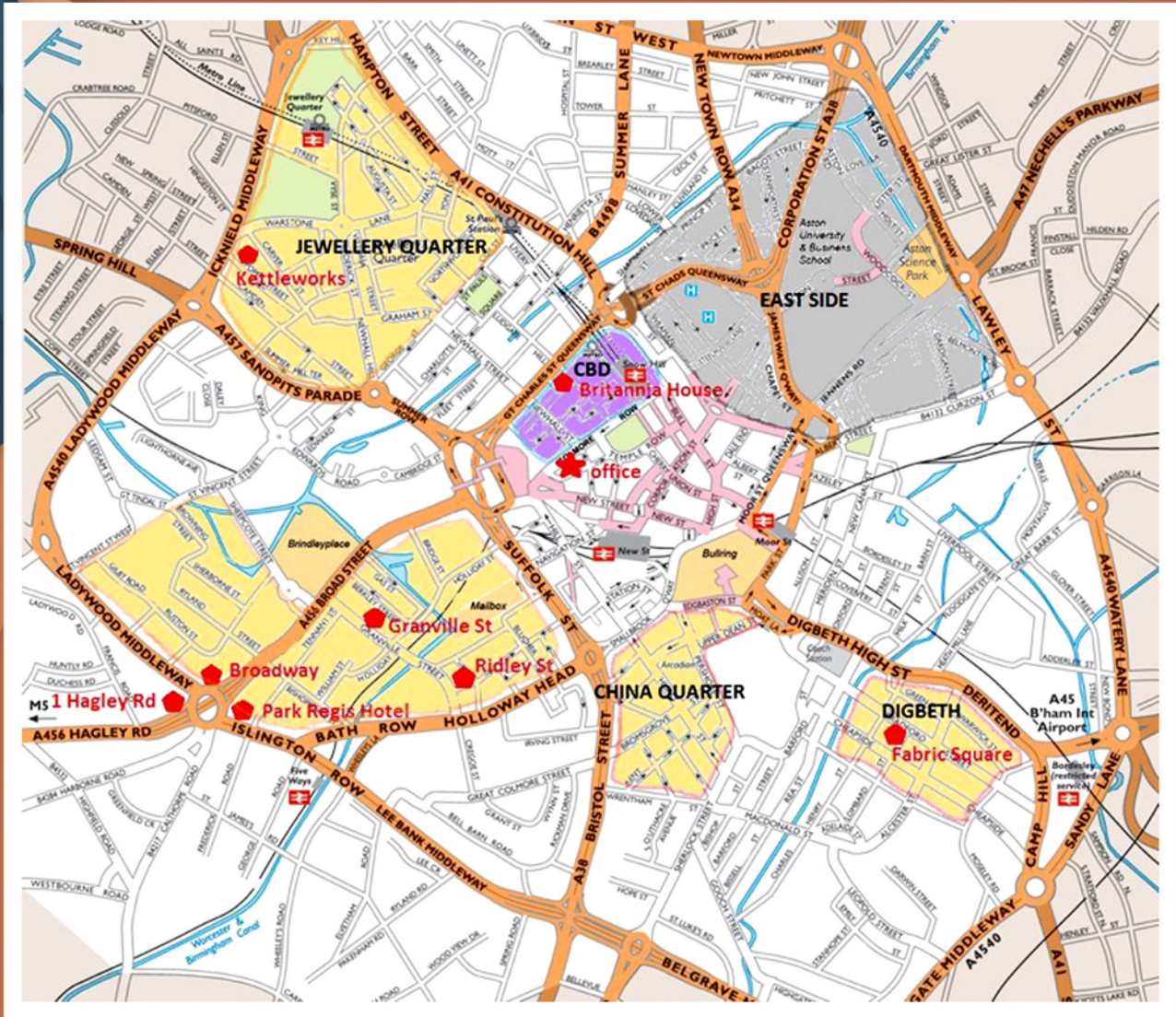
Down payment	30%
Completion payment	70%



Internal Specifications :

- Integrated combination microwave/oven. Washer / dryer to be provided. Fridge Freezer (vertical.)
- Wood affects flooring to lounge, kitchen and hallway. Carpet to Bedrooms. Luxury vinyl to bathroom.
- Full height wall tiling around bath / shower with coloured glass Splash back to washbasin.
- Ladder style polished chrome or equivalent heated towel rail.
- Brushed stainless steel and chrome ironmongery throughout.
- Each apartment will benefit from a 10 year fully CML Compliant Warranty.
- Video intercom system.
- Down lighters (brushed or polished chrome) to whole flat excluding bedrooms that will be pendant.
- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.
- Quartz (or equivalent) work surfaces.





Developer

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Agent in Qatar



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