

105 Bell Barn Road

Birmingham City Centre

B15 2GL

Asking Price Of **£250,000**

Stunning Two-Bedroom Apartment

735 Sq. Ft.

Secure & Allocated Parking

Sixth Floor Apartment



Property Description

DESCRIPTION James Laurence are proud to present this well situated two bedroom apartment located on the sixth floor. An exciting development in Birmingham's vibrant city centre. The apartment offers a spacious entrance hall, open plan lounge, fitted kitchen with all integrated appliances, from the lounge there is a door providing access to the very large balcony space offering views of the city. Two double bedrooms, main bedroom offers integrated wardrobe, ensuite with double shower, second bedroom is equally a good size, family bathroom with overhead bath shower and the good size storage cupboards completes this space. This property benefits from an allocated parking, secure gated entrance and communal gardens creating a calm oasis for residents.

LOCATION The development is overlooking and in close proximity to a welcoming green park for which Park Central is named after.

Sunset Park - Which has outdoor events space and is good for exercise and also has jogging track.

Moonlit Park - Is mainly kids friendly which has basketball court for practising and also for kids having Climbing frame, Swings, Slides and dog walking as well.

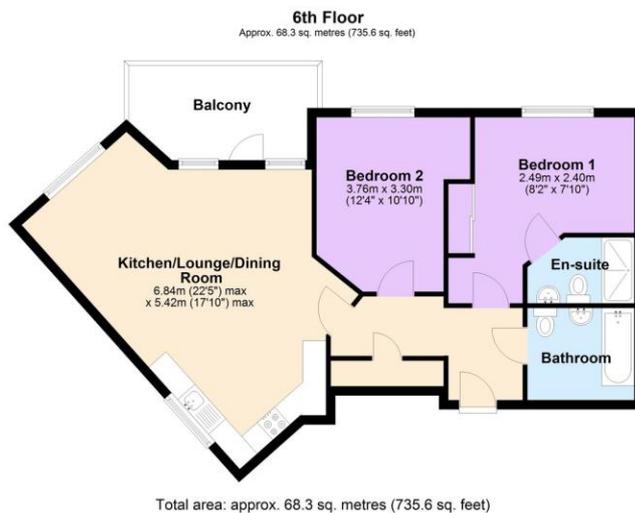
The development has a modern feel throughout and is located just a short walk away from both New Street Train and metro station, and a plethora of popular bar, restaurant and shopping amenities including the prestigious Mailbox complex, Bullring shopping centre and Grand Central. Beyond is the city's bustling financial district, whilst immediate access to good road and transport links of A38 makes further commuting easy.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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.

Tenure: Leasehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band - B
Service Charge - £3,581.04 Per Annum
Ground Rent - £300.00
Length of Lease - 139 Years Remaining



Floor Layout



Total approx. floor area 735 sq ft (68 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

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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