



# Melrose Apartments

Park Central

B15 2DN

Asking Price Of **£245,000**

*Secure, Allocated Parking*

*Two Double Bedrooms*

*No Upward Chain*

*Excellent Condition*



## Property Description

**DESCRIPTION** This brilliant two bedroom apartment is located within Melrose apartments' phase of "The Curve", in Birmingham City Centre.

This ground floor apartment boasts an open plan kitchen/living area complete with integral appliances of fridge/freezer, dishwasher, four ring electric hob and oven, with living area featuring a Juliet balcony and secure, allocated parking

There are two large double bedrooms, a family bathroom and Ensuite to the master. It further consists of ample storage-including fitted wardrobes in two of the bedrooms and hallway hosting video entry system.

**LOCATION** Melrose Apartments is the latest phase of the Park Central community, so is in close proximity to a welcoming green park-for which the district is named after. With a modern feel throughout and located just a short walk away from both New Street Station and a plethora of popular bars, restaurants 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: D

Service Charge: £3,434.88 Per Annum.

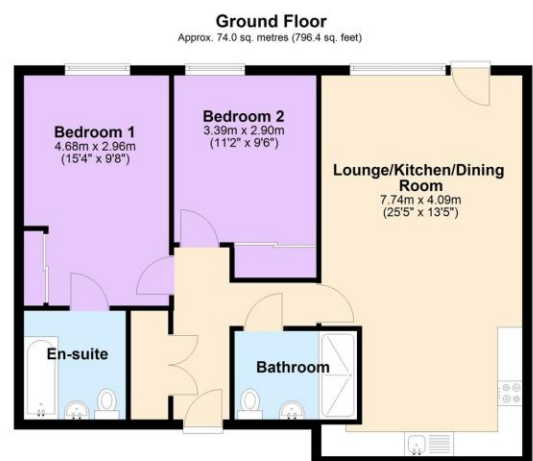
Ground Rent: £300.00 Per Annum

Ground Rent Review Period: TBC

Length of Lease: 243 Years Remaining.



## Floor Layout



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

Total approx. floor area 796 sq ft (74 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		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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*JL*  
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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