



29 Longleat Avenue

Birmingham City Centre

B15 2DF

Asking Price Of **£145,000**

Second Floor Apartment

Lift Access

Sit-Out Balcony

Spacious Bedroom





Property Description

DESCRIPTION

A stunning one bedroom apartment in the well sought after Park Central area of Birmingham city centre. The modern apartment boasts a double bedroom, contemporary open plan kitchen and living area, modern bathroom and an apartment spanning balcony offering excellent outdoor space.

The apartment is on the doorstep of city centre amenities, from the newly re-opened New Street Station incorporating Grand Central "the gateway to Birmingham" to the exclusive shopping facilities of The Mailbox. The niche of Park Central is the greenery and beautiful park centre piece for the area, offering open space to compliment the apartment's private balcony.

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.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - A

Service Charge - £1740 Per Annum

Ground Rent - £100 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 130 Years Remaining



Floor Layout

First Floor
Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 42.3 sq. metres (455.8 sq. feet)

Total approx. floor area 456 sq ft (42 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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