



James *J* LaurenceTM
Sales and Lettings

LANGLEY WALK, BIRMINGHAM, B15 2EN
£950 PCM





DESCRIPTION

A beautifully presented two bedroom apartment, in the highly sought after location of Park Central. Situated on the second floor, this modern apartment comprises of entrance hallway, a large open-plan living area with an integrated kitchen and appliances, master bedroom, a second double bedroom, family size bathroom with a separate bath and shower, two storage cupboard and large private balcony.

The property benefits from having gas central heating, UPVC double glazing and an allocated parking space in a gated car park.

Offered fully furnished and Available Now.

Must be viewed to appreciate its modern finish and high quality.

HALLWAY

11' 97" x 10' 49" (5.82m x 4.29m)

LIVING ROOM/KITCHEN, OPEN PLAN

10' 71" x 20' 14" (4.85m x 6.45m) Integrated appliances include a cooker/hob, dishwasher, washer/dryer and a fridge/freezer

MASTER BEDROOM

11' 25" x 13' 66" (3.99m x 5.64m)

2ND BEDROOM

9' 42" x 8' 80" (3.81m x 4.47m)

FAMILY BATHROOM

12' 06" x 6' 31" (3.81m x 2.62m)

BALCONY

33' 34" x 4' 53" (10.92m x 2.57m)

PARKING

The property boasts one secure, gated and allocated parking space

AREA

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

TENANT FEE ACT 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		