



61 Mason Way

Birmingham City Centre

B15 2GE

Asking Price Of **£225,000**

Two-Bedroom Apartment

674 Sq. Ft.

Eighth Floor Apartment

No Upward Chain



Property Description

DESCRIPTION A well-presented two-bedroom apartment is located in the ever-popular Park Central development.

Upon entering, you are greeted by a spacious entrance hallway which also benefits from two convenient storage cupboards. The open-plan living and kitchen area is bright and airy, providing a perfect space for both relaxation and entertaining.

The living area opens onto a private balcony that offers beautiful city views. The apartment features two well-sized bedrooms, with the master bedroom enjoying the added luxury of an en-suite shower room.

A modern family bathroom serves the second bedroom and guests. Offered with no upward chain, the property comes complete with secure allocated parking.

LOCATION Park Central Sits between the city core and Edgbaston, it's a comfortable walk to the City centre, The Mailbox, Five Ways station and more. With just minutes by car to the likes of Cannon Hill Park, QE Hospital, University of Birmingham.

JAMES LAURENCE ESTATE AGENTS 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: B

Service Charge: £2,994.17 per annum.

Ground Rent: £250.00 per annum.



Floor Layout



Total area: approx. 62.7 sq. metres (674.6 sq. feet)

Total approx. floor area 674 sq ft (63 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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.