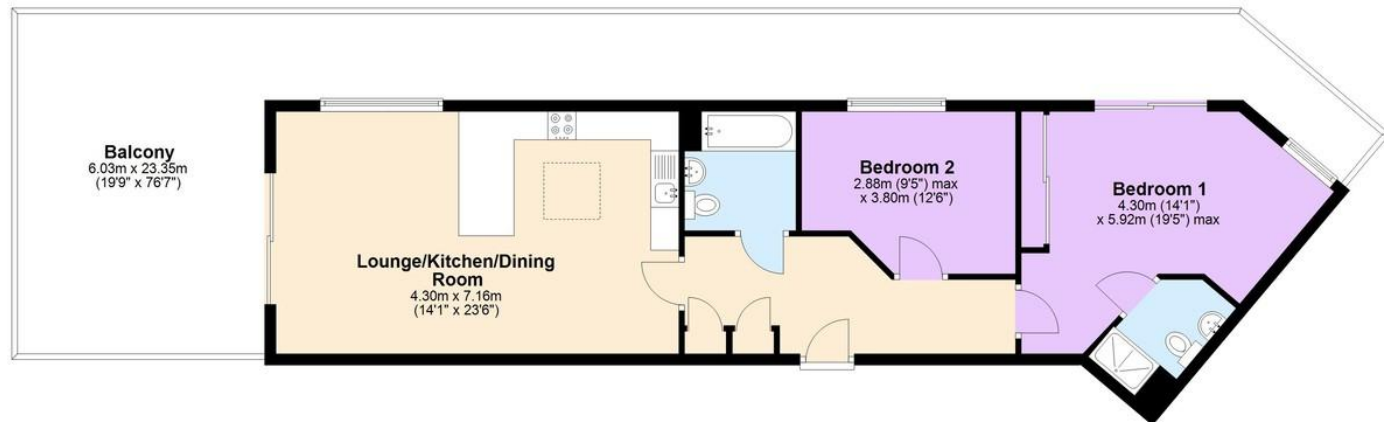




Floor Layout

Top Floor
Approx. 77.0 sq. metres (829.3 sq. feet)



Total approx. floor area 829 sq ft (77 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.

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



61 Mason Way

Park Central

B15 2GE

Asking Price Of £435,000

- Penthouse Apartment
- Secured & Allocated Parking
- Wrap-Around Balcony & Roof Terrace
- 829 Sq. Ft.



**61 Mason Way,
Park Central , Birmingham City Centre, B15 2GE
Asking Price Of £435,000**



Property Description

DESCRIPTION A stunning ninth floor penthouse apartment not to be missed, benefitting from a wrap-around roof terrace and balcony with panoramic views of Birmingham City Centre towards The Cube & Park Central as well as out over Edgbaston.

A fantastic opportunity to purchase a luxury, stylish and beautifully presented two-bedroom apartment in the Park Central development offering a large terrace overlooking the city centre. This wonderful penthouse apartment benefits from an large open plan living area, kitchen with integrated appliances, two double bedrooms one with en suite bathroom as well as a separate family bathroom. The property has a tandem parking space, and is ideally situated within walking distance to New Street Station and all city centre amenities.

LOCATION 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.

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 - TBC

Service Charge - £3,400.00 Per Annum

Ground Rent - £250.00 Per Annum

Ground Rent Review Period – TBC

Length of Lease - 140 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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of this property:**

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info@jameslaurenceuk.com

