



James Laurence

James *J* LaurenceTM
Sales and Lettings

APARTMENT 16, 16 ALFRED KNIGHT WAY, PARK
CENTRAL, BIRMINGHAM CITY CENTRE, B15 2BG
ASKING PRICE OF £230,000



James Laurence



DESCRIPTION

****EWS1 FORM GRANTED**** A beautifully presented two bedroom apartment in the highly sought after location of Park Central. Situated on the third floor with views over the park area and the City Centre skyline, this apartment comprises of entrance hallway, an open-plan living area with an integrated fitted kitchen, master bedroom, a second double bedroom, family size bathroom with a separate bath and shower, storage cupboard and a large balcony overlooking the park. The property benefits from having gas central heating, UPVC double glazing and an allocated parking space in a gated car park.

ENTRANCE HALL

KITCHEN AREA

6' 7" x 9' 10" (2.01m x 3m)

LIVING ROOM

14' 1" x 13' 0" (4.29m x 3.96m)

PRIVATE BALCONY

4' 7" x 13' 7" (1.4m x 4.14m)

MASTER BEDROOM

10' 3" x 11' 8" (3.12m x 3.56m)

GUEST BEDROOM

9' 10" x 14' 5" (3m x 4.39m)

FAMILY BATHROOM

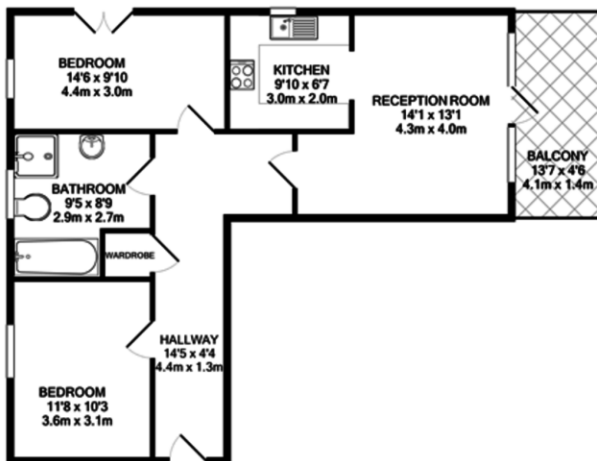
9' 5" x 8' 9" (Max)" (2.87m x 2.67m)

PARKING

The property boasts one secure 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.



TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 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 ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	