



James Laurence *JL*

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Sales and Lettings

APARTMENT 52, ROOSEVELT APARTMENTS, 1 LEXINGTON
GARDENS, PARK CENTRAL, BIRMINGHAM CITY CENTRE,
B15 2DU
ASKING PRICE OF £269,950



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DESCRIPTION

****EWS1 FORM GRANTED**** A stunning sixth floor modern apartment with views across Birmingham. With great travel links in and out of the city, this apartment has a lounge, kitchen with breakfast bar, double bedroom with ensuite, bedroom, family bathroom and boasts two secure allocated parking spaces and copious storage

With stunning far reaching views across Birmingham, this property has been kept to a high standard and is neutrally decorated throughout, with a modern fitted kitchen and bathrooms. There is communal secure green space for residents to enjoy just outside the property.

ENTRANCE HALLWAY

The hallway is neutrally decorated, with white walls and wood effect flooring. The property benefits from intercom access and wall mounted electric heaters, with numerous power points along the hall.

KITCHEN/LOUNGE

13' 03" x 14' 10" (4.04m x 4.52m) The kitchen/lounge is flooded with natural light, thanks to the large floor to ceiling windows along the front of the property. The kitchen is modern and made up of a mixture of base and wall mounted units, with a four ring ceramic hob, oven, integrated fridge/freezer and dishwasher. The kitchen and lounge are neutrally decorated with wood effect flooring and white walls.

MASTER BEDROOM

15' 02" x 9' 08" (4.62m x 2.95m) The bedroom is carpeted and benefits from a mirrored built in wardrobe. There is one window facing out the front of the property, while the bedroom has numerous power points, a wall mounted electric radiator and an ensuite bathroom.

ENSUITE

6' 06" x 6' 10" (1.98m x 2.08m) The ensuite has wood effect flooring and is finished with a tiled surround. It is furnished with a concealed WC, sink, bath and wall mounted shower with a glass shower screen. There is a mirror and electric shaving point.

GUEST BEDROOM

Currently being used as an office, this room has a mirrored built in wardrobe, numerous power points and a wall mounted electrical radiator. The room benefits from a window with views of Birmingham, is neutrally decorated and has carpet underfoot.

BATHROOM

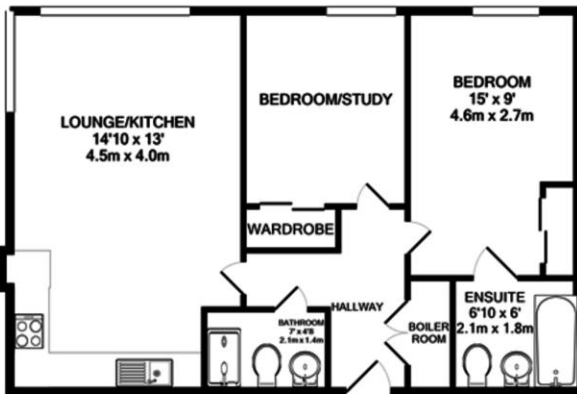
7' 00" x 3' 9" (2.13m x 1.14m) This bathroom has a tiled surround and is fitted with a WC, sink, shower cubicle with glass screen and heated towel rail. The room is finished with chrome fixings.

PARKING

The property boasts TWO secure and allocated parking spaces.

AREA

Just a 20 minute walk from New Street Station, The Bullring and Digbeth, this apartment is perfect if you want city access. It's also a short drive from Edgbaston Stadium, the Midlands Art Centre and gorgeous green spaces like Martineau Gardens, Winterbourne House and Cannon Hill Park. Commuting isn't a problem either - with A38 road links to M6/M40 motorways, it's conveniently located wherever you need to go. Call now to view!



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 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
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		