



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APARTMENT 11, 1 LANGLEY WALK, PARK CENTRAL,  
BIRMINGHAM CITY CENTRE, B15 2EF  
ASKING PRICE OF £220,000





## DESCRIPTION

**\*\*EWS1 FORM GRANTED\*\*** A beautifully presented two bedroom apartment, spanning over 678 sq. Ft. in the highly sought after location of Park Central. Situated on the second floor with views over the City Centre skyline and some of Birmingham's finest architecturally built buildings. This apartment comprises of entrance hallway, a large open-plan living area with an integrated kitchen, master bedroom, a second double bedroom, family size bathroom with a separate bath and shower, two storage cupboard and large City facing balcony. The property benefits from having gas central heating, UPVC double glazing and an allocated parking space in a gated car park.

## ENTRANCE HALL

### OPEN PLAN LIVING & KITCHEN AREA

20' 5" x 10' 5" (6.22m x 3.18m)

### BALCONY

33' 8" x 4' 6" (10.26m x 1.37m)

### MASTER BEDROOM

13' 3 (Max)" x 13' 6" (4.04m x 4.11m)

### GUEST BEDROOM

12' 2" x 9' 7" (3.71m x 2.92m)

### JACK & JILL FAMILY BATHROOM

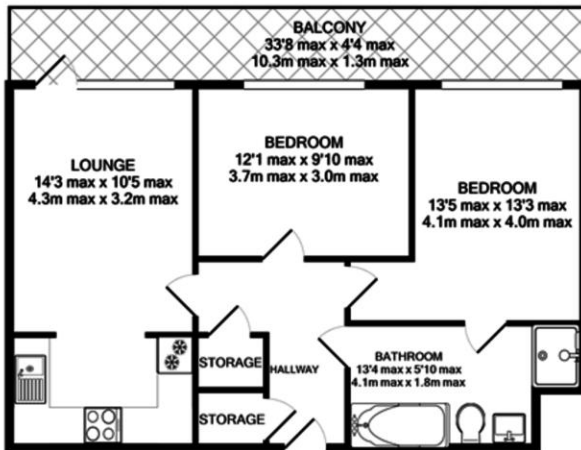
13' 3 (Max)" x 5' 9" (4.04m x 1.75m)

### 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 678 SQ.FT. (63.0 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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