



James *J* LaurenceTM
Sales and Lettings

LONGLEAT AVENUE, PARK CENTRAL, BIRMINGHAM, B15
2DF
£995 PCM





DESCRIPTION

A beautifully presented two bedroom apartment in the highly sought after location of Park Central. Situated on the first floor with views over the park area and the City Centre skyline. This apartment comprises of an entrance hallway, large open-plan living area with an integrated kitchen and fitted appliances, master bedroom, a second double bedroom, family size bathroom, two storage cupboards and a very large, private balcony, overlooking the park.

The property benefits from having communal gas central heating and UPVC double glazing.

Offered Unfurnished, with appliances included, and available from Mid October!

** Please note Heating and Hot Water is charged at £30.00 per month.

ENTRANCE HALL

8' 74" x 9' 89" (4.32m x 5m) Benefitting from 2 good sized storage cupboards

KITCHEN AREA

10' 49" x 5' 94" (4.29m x 3.91m) Appliances include; Cooker/Hob, Washing Machine, Standing Fridge/Freezer

LIVING ROOM AREA

14' 45" x 10' 48" (5.41m x 4.27m) With patio door to full length, private, balcony area

MASTER BEDROOM

14' 10" x 13' 20" (4.52m x 4.47m)

SECOND BEDROOM

11' 85" x 10' 48" (5.51m x 4.27m)

FAMILY BATHROOM

13' 29" x 5' 60" (4.7m x 3.05m)

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.

TENANT FEE ACT 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	73 c
55-68	D		
39-54	E		
21-38	F		