

# Alfred Knight Way

Birmingham City Centre

B15 2BG

**Asking Price Of £210,000**

*Stunning Two Bedroom Apartment*

*Private Patio Area*

*710 Sq. Ft.*

*Secure & Allocated Parking*





**Property Description**

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

**PRIVATE PATIO**

LIVING ROOM 10' 4" x 14' 1" (3.15m x 4.29m)

KITCHEN 6' 0" x 10' 4" (1.83m x 3.15m)

**INTERNAL HALLWAY**

MASTER BEDROOM 13' 7" x 13' 2" (4.14m x 4.01m)

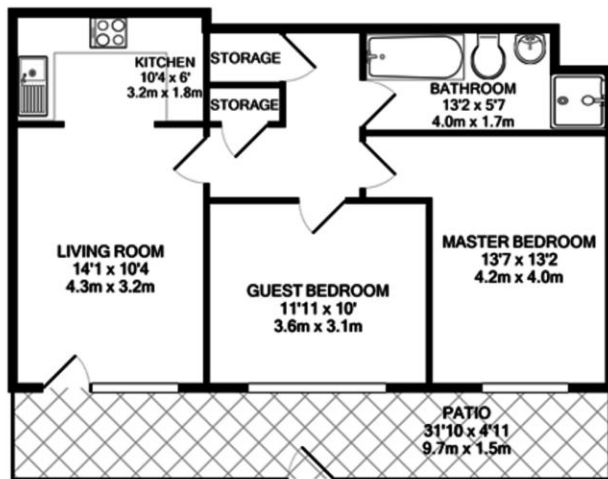
GUEST BEDROOM 11' 11" x 10' 0" (3.63m x 3.05m)

FAMILY BATHROOM 10' 0" x 11' 9" (3.05m x 3.58m)

**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 modernised 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.

**Floor Layout**



**TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 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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Total approx. floor area 710 sq ft (66 sq m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			