

# 1 Langley Walk

Birmingham City Centre

B15 2EF

**Asking Price Of £225,000**

*Stunning Two-Bedroom Apartment*

*664 Sq. Ft.*

*Secure & Allocated Parking*

*Top Floor Apartment*





## Property Description

**DESCRIPTION \*\*EWS1 FORM GRANTED\*\*** A beautifully presented two bedroom apartment, spanning over 664 sq. Ft in the highly sought after location of Park Central. Situated on the top 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 a allocated parking space in a gated car park.

### ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA 20' 0" x 10' 7" (6.1m x 3.23m)

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

MASTER BEDROOM 13' 4" x 13' 3" (4.06m x 4.04m)

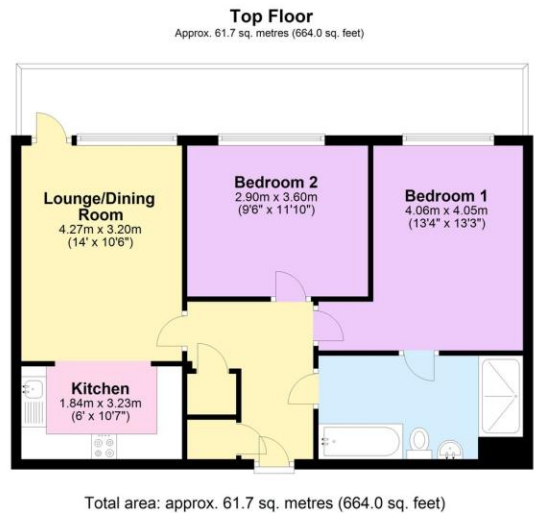
GUEST BEDROOM 9' 6" x 11' 10" (2.9m x 3.61m)

### JACK & JILL FAMILY BATHROOM

**PARKING** The property boasts one secure and allocated parking space.

**LOCATION** 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.

## Floor Layout



Total approx. floor area 664 sq ft (62 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 ©2019.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(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		

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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*