



James *J* LaurenceTM
Sales and Lettings

LINCOLN APARTMENTS, LEXINGTON GARDENS,
BIRMINGHAM CITY CENTRE, B15 2DS
ASKING PRICE OF £280,000



James Laurence



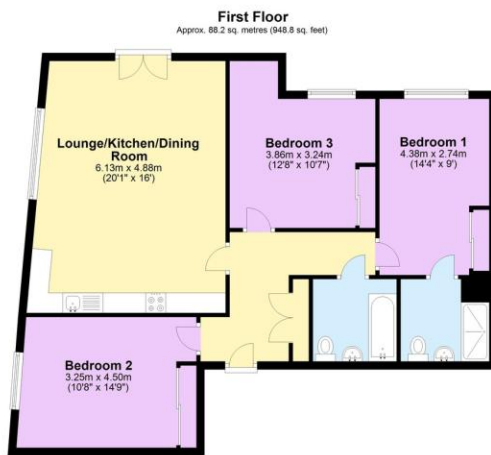
DESCRIPTION

This brilliant three bedroom apartment is located within Lincoln apartments' phase of "The Curve", in Birmingham City Centre.

This first floor apartment boasts an open plan kitchen/living area complete with integral appliances of fridge/freezer, dishwasher, four ring electric hob and oven, with living area featuring picture windows and Juliette balcony, a family bathroom and ensuite, It further consists of ample storage-including fitted wardrobes in two of the bedrooms and hallway hosting video entry system.

Lexington Gardens is the latest phase of the Park Central community, so is in close proximity to a welcoming green park-for which the district is named after. With a modern feel throughout and located just a short walk away from both New Street Station and a plethora of popular bars, restaurants 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 area: approx. 88.2 sq. metres (948.8 sq. feet)

MATERIAL INFORMATION

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63