



2 Langley Walk,

Park Central

Birmingham City Centre

B15 2EN

Asking Price Of **£250,000**

*Two Spacious Double Bedrooms*

*Ensuite To Master Bedroom*

*No Upward Chain*

*Park Central Location*





## Property Description

**DESCRIPTION \*EWS1 FORM PASSED\*** A beautifully presented two bedroom, two bathroom, fourth floor apartment set within the picturesque Park Central. Previously owner-occupied and boasting gorgeous views over the City Centre skyline, a secure allocated parking space and NO upward chain. This property is ideal for home buyers and investors alike!

The apartment itself offers two large, double bedrooms with extraordinary views over the park and beyond, a large family bathroom and an en suite with separate shower cubicle accessed from the main bedroom, a spacious living area with spectacular views through the expansive floor-to-ceiling display windows, a beautifully designed and generous kitchen area, plenty of storage and a magnificent balcony/terrace which can be accessed from the living room and which offers south-facing views directly over the park. The apartment comes with double-glazed windows, gas central heating and a secure, allocated parking space.

**LOCATION** This immaculate apartment is situated in the popular Park Central development directly fronting the park. A popular neighbourhood, Park Central offers Birmingham's newest park based on a "Manhattan" theme. Within walking distance are Broad Street and Brindley Place which feature a number of bars, high-quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre, the new and iconic library and Symphony Hall, the home of the City of Birmingham Symphony Orchestra. The apartment also offers easy access to the main commercial and shopping areas, the M6, Five Ways Station, the Metro link and Grand Central Station and regular trains links to London and Birmingham International for the NEC and Birmingham International Airport.

The development is overlooking and in close proximity to two welcoming green parks and ample playground—for which Park Central is named—and has a modern feel throughout. It 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.

**Tenure:** Leasehold  
**Services:** All mains' services are connected to the property.  
**Local Authority:** Birmingham City Council  
**Council Tax Band - B**  
**Service Charge - £2982.72 Per Annum**  
**Ground Rent - £100 Per Annum**  
**Length of Lease - 130 Years Remaining**



## Floor Layout



Total area: approx. 66.7 sq. metres (717.5 sq. feet)

Total approx. floor area (717.5)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH



James Laurence

*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*