



# Melrose Apartments

Park Central

B15 2DN

Asking Price Of **£250,000**

*Two Double Bedrooms*

*Lift Access*

*Secure, Allocated Parking*

*Excellent Condition*



### Property Description

**DESCRIPTION** Welcome to Melrose Apartments at Park Central, a modern oasis nestled in the heart of Birmingham city center. This stunning two-bedroom, two-bathroom apartment on the fourth floor offers a perfect blend of style and convenience. The apartment is complete with a balcony, secure allocated parking and full integrated appliances.

**LOCATION** Melrose Apartments 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.

**JAMES LAURENCE ESTATE AGENTS 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.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** D

**Service Charge:** £2,496.00 Per Annum.

**Ground Rent:** £300.00 Per Annum

**Ground Rent Review Period:** TBC

**Length of Lease:** 243 Years Remaining.



### Floor Layout



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

Total approx. floor area 692 sq ft (64 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		