



Hamilton Apartments

Park Central

B15 2DQ

Asking Price Of **£190,000**

Top Floor Apartment

Lift Access

Secure, Allocated Parking

Excellent Condition



Property Description

DESCRIPTION This beautiful top floor one bathroom property is located in the popular Curve Development. Hamilton Apartments is situated in the leafy Park Central area of Birmingham City Centre, which has direct access roads for commuting out of the City and is just a ten minute walk to New Street Train Station.

Briefly comprising of a large open plan living room and kitchen with an integrated fridge/freezer and dishwasher and also has access out onto a balcony which overlooks the courtyard. The spacious bedroom has a built in wardrobe whilst the family bathroom has a modern bath/shower.

The property also has a large storage cupboard complete with a washer/dryer and a secure 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.

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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: A

Service Charge: £3,000.00 Per Annum.

Ground Rent: £250.00 Per Annum

Ground Rent Review Period: TBC



Floor Layout



Total area: approx. 45.7 sq. metres (492.4 sq. feet)

Total approx. floor area 492 sq ft (46 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		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

info@jameslaurenceuk.com

33 Ludgate Hill, Birmingham, B3 1EH

JL
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