

Alfred Knight Way

Birmingham City Centre

B15 2BG

Asking Price Of £170,000

Two-Bedroom Apartment

Patio Area

Secure & Allocated Parking

662 Sq. Ft.





Property Description

DESCRIPTION A well-presented two-bedroom apartment is located in the ever-popular Park Central development.

Upon entering, you are greeted by the open-plan living and kitchen area, which is bright and airy, providing a perfect space for both relaxation and entertaining. The apartment features two well-sized bedrooms, a modern family bathroom. Offered with no upward chain, the property comes complete with secure allocated parking.

LOCATION Park Central Sits between the city core and Edgbaston, it's a comfortable walk to the City centre, The Mailbox, Five Ways station and more. With just minutes by car to the likes of Cannon Hill Park, QE Hospital, University of Birmingham.

JAMES LAURENCE ESTATE AGENTS 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: B

Service Charge: TO BE CONFIRMED

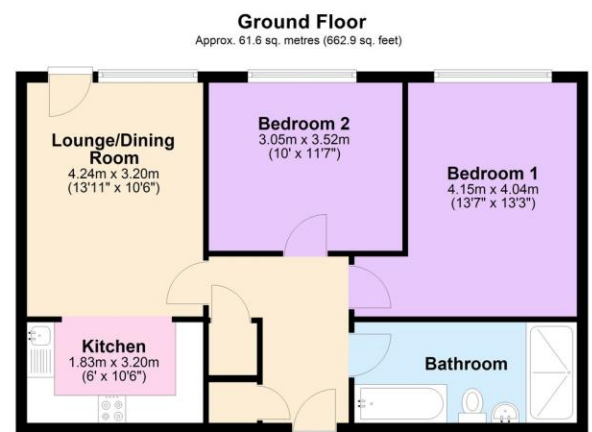
Ground Rent: £99.96 per annum.

Ground Rent Review Period: TBC

Length of Lease: 128 Years Remaining



Floor Layout



Total area: approx. 61.6 sq. metres (662.9 sq. feet)
18 Alfred Knight Way, Birmingham

Total approx. floor area 662 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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

James Laurence
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