



**Connells**

Longleat Avenue  
Birmingham



## Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

A VERY WELL PRESENTED TWO BEDROOM APARTMENT - Offering secure gated parking and being spacious throughout. Having lounge, kitchen, bathroom, ensuite, two bedrooms & is situated in Park Central. A very sought after area!

## Property

The property has the benefit of allocated space through secured gates.

## Entrance Hall

Intercom system, storage area and carpet flooring.

## Lounge

16' 6" x 14' 3" ( 5.03m x 4.34m )

Double glazed window with door leading onto balcony, television & telephone points and radiator.

## Kitchen

6' 6" x 10' 2" ( 1.98m x 3.10m )

Modern fitted kitchen with a range of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood above, space for appliances, partly tiled and tiled flooring.

## Bedroom One

13' 3" x 14' ( 4.04m x 4.27m )

Double glazed window and door onto balcony.

## En-Suite

Suite to comprise shower cubicle, wash hand basin, low level w.c, tiled walls, towel rail radiator and tiled flooring.

## Bedroom Two

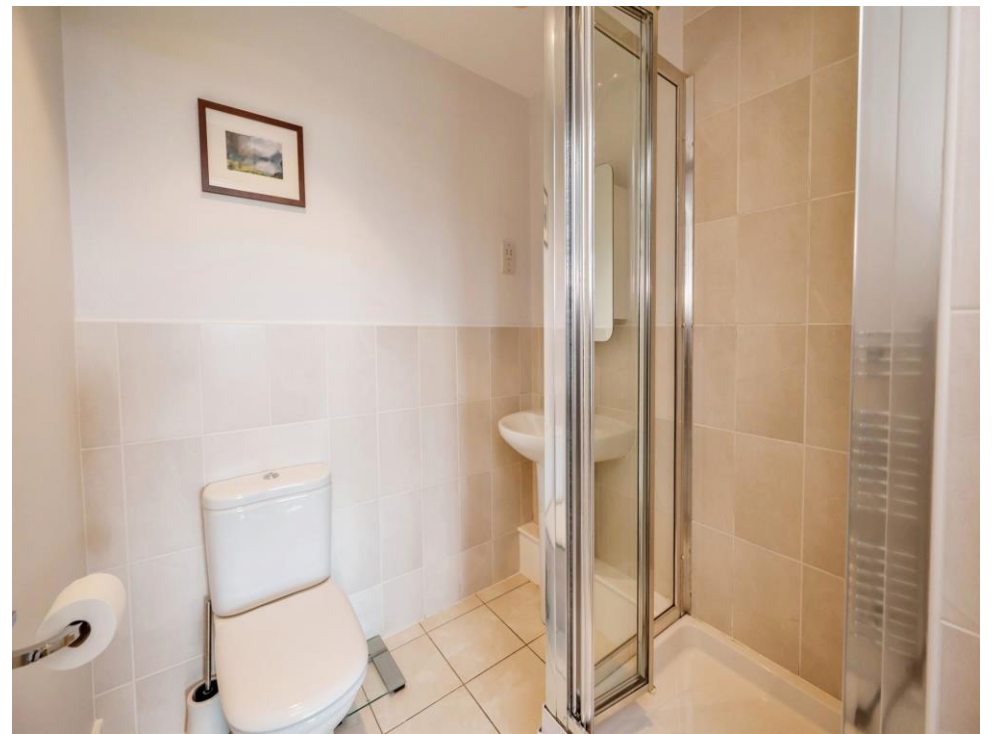
11' 5" x 11' 4" ( 3.48m x 3.45m )

Having carpet flooring and heater.

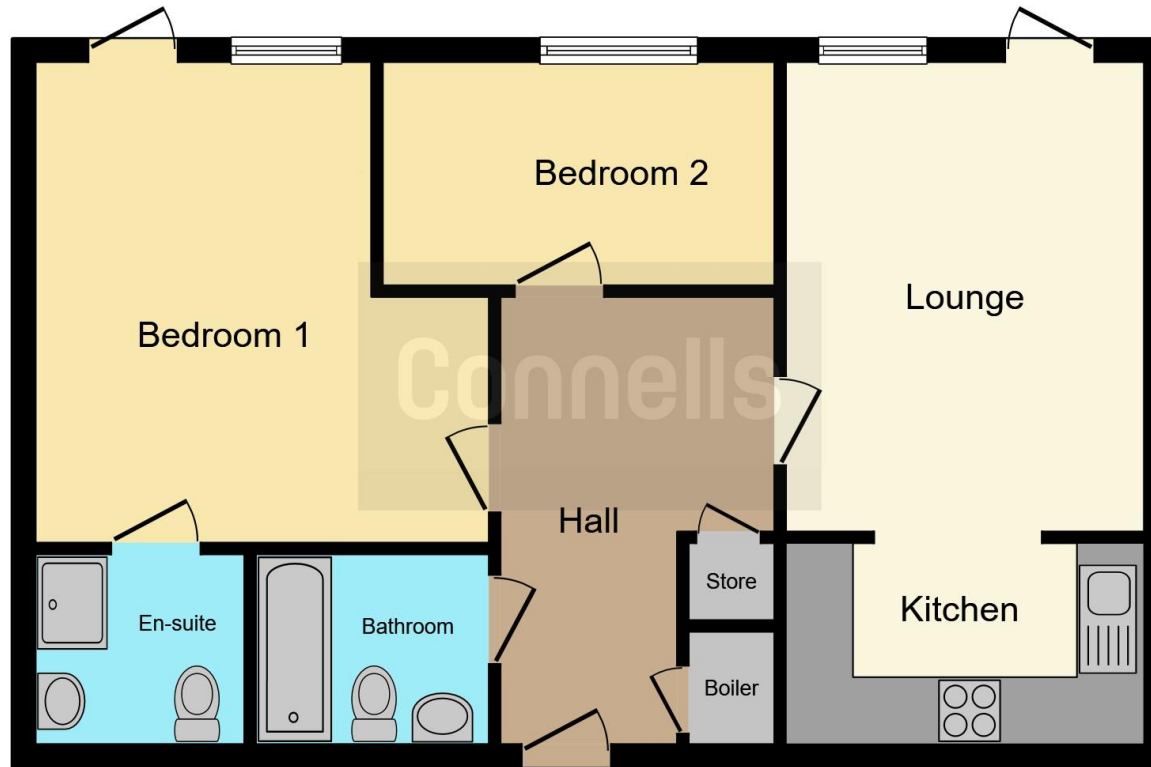
## Bathroom

Having a panel bath, wash hand basin, low level w.c, cabinet and towel rail radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG110829](http://connells.co.uk/Property/DIG110829)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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