

## Lincoln Apartments

Lexington Gardens

Birmingham City Centre

B15 2DS

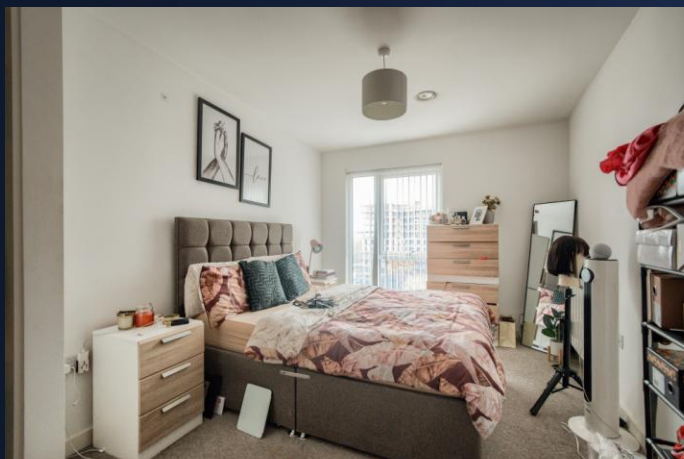
Asking Price Of **£240,000**

*Two Spacious Double Bedrooms*

*Fifth Floor Apartment*

*Secure, Allocated Parking*

*No Upward Chain*



### Property Description

**DESCRIPTION** This brilliant two bedroom apartment is located within Lincoln apartments' phase of "The Curve", in Birmingham City Centre.

This fifth floor apartment boasts an open plan kitchen/living area complete with integral appliances of fridge/freezer, dishwasher, four ring electric hob and oven, with a living area featuring a beautiful Juliette balcony.

There are two large double bedrooms, a family bathroom and Ensuite to the master. It further consists of ample storage-including fitted wardrobes in two of the bedrooms and hallway hosting video entry system.

Externally the property benefits from gorgeous views overlooking Birmingham and is situated within a secure, gated development.

**LOCATION** Lincoln 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:** B



### Floor Layout



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

Total approx. floor area ( )

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		