



## 26 Longleat Avenue, Birmingham, B15 2EX

A simply STUNNING two bedroom apartment offering PANORAMIC City views. In the HEART of City Centre the property. Viewing recommended\*\* Property comprises of entrance hall, cloakroom, open plan lounge,/diner, kitchen area, two good sized bedrooms, en suite and shower room.

**£1,100 PCM**

# 26 Longleat Avenue

, Birmingham, B15 2EX



- BE PREPARED TO BE WOWED
- GREAT LOCATION
- VIEWING ADVISED
- COMMUNAL HEATING
- TWO BEDROOMS
- CITY VIEWS
- FURNISHED

- TWO BATHROOMS
- PARK CLOSE BY
- CALL TODAY

ENTRANCE HALLWAY

MASTER BEDROOM

EN SUITE

BEDROOM TWO

FAMILY BATHROOM

OPEN PLAN LOUNGE DINER

MODERN FITTED KITCHEN

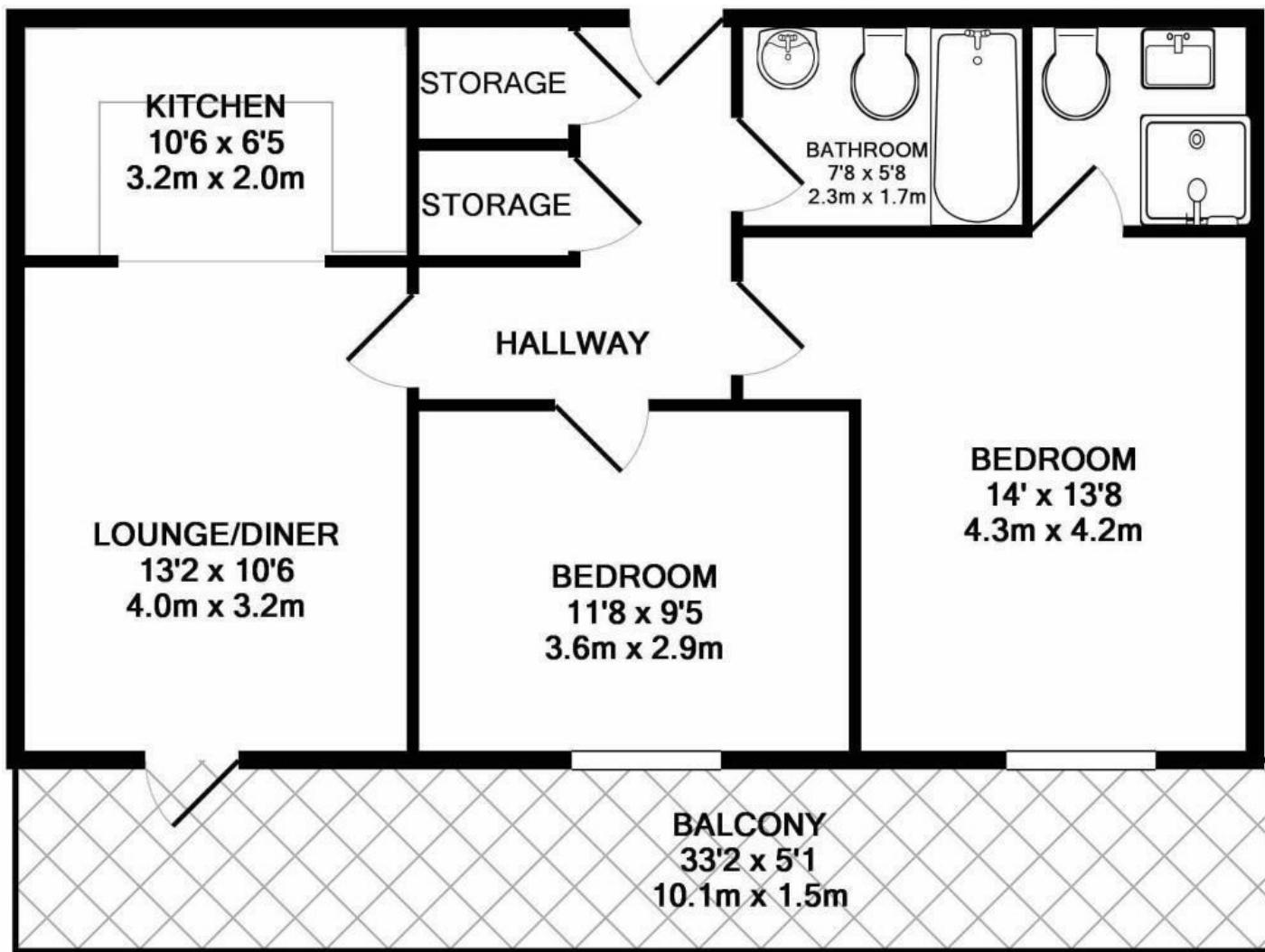
LARGE BALCONY

FRONT ELEVATION





## Floor Plan



**TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.7 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			