James Laurence

REASSURINGLY LOCAL







# 42 Alfred Knight Way

## Birmingham City Centre

## B15 2BG

## Offers Over **£145,000**

*Two Double Bedrooms*

*777 Sq. Ft.*

*Park Facing*

*Excellent Condition*





## Property Description

*DESCRIPTION **EWS1 FORM GRANTED** A beautifully presented two bedroom apartment in the highly sought after location of Park Central. Situated on the first floor with views over the park area and the City Centre skyline, this apartment comprises of entrance hallway, an open-plan living area with an integrated fitted kitchen, master bedroom, a second double bedroom, family size bathroom with a separate bath and shower, storage cupboard and a Juliette balcony overlooking the park. The property benefits from having gas central heating, UPVC double glazing and an allocated parking space in a gated car park.*

*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.*

*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*

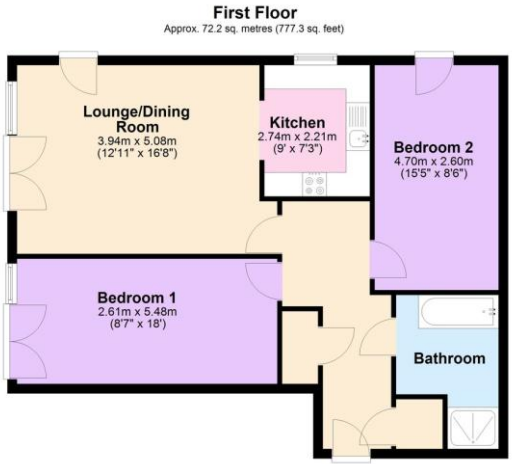
*Service Charge: £4,173.20 Per Annum.*

*Ground Rent: £100.00 Per Annum*

*Ground Rent Review Period: TBC*



## Floor Layout




Total area: approx. 72.2 sq. metres (777.3 sq. feet)

*Total approx. floor area 777 sq.ft (72 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.*




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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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*