



Apartment 21 26 Longleat Avenue, Birmingham, B15 2EX

**Asking Price £225,000**

Hadleigh Estate Agents are delighted to offer this stunning two bedroom apartment for sale. Offered with no upward chain the apartment briefly comprises, secure communal entrance with lift and stairs access.

Entrance hallway, spacious open plan living room and kitchen area. Two double bedrooms, with the master bedroom having its own en-suite and further family bathroom. This apartment further boasts an allocated parking space in a secure gate controlled car park.

### **Location**

Situated with the ever popular Park Central, the property is conveniently located for easy access into Birmingham City Centre, offering an abundance of shops, bars and restaurants. Excellent transport links including New Street Station and Five Ways Station, also offering access to motorway networks.

### **Entrance Hallway**

Ceiling light point, central heating radiator, storage cupboard and intercom system.

### **Kitchen**

Open plan, integrated appliances including plumbing for washing machine and dishwasher. Wall and base units. Tiled flooring and ceiling light point.

### **Lounge**

Two ceiling light points, carpeted flooring, two central heating radiators. Juliette balcony, floor to ceiling double glazed windows and patio doors leading to balcony.

### **Master Bedroom**

Ceiling light point, central heating radiator, carpet flooring. Floor to ceiling double glazed windows and access to master en suite.

### **En Suite**

Tiled flooring and partially tiled walls. Low level flush WC, hand wash basin, walk in shower cubicle, medicine cabinet, towel radiator and ceiling spotlights.

### **Bedroom Two**

Floor to ceiling double glazed windows, carpeted flooring, ceiling light point and central heating radiator.

### **Bathroom**

Tiled flooring, partially tiled walls. Ceiling spotlights and towel radiator. Low level flush WC, hand wash basin and bath.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Lease Remaining: 129 Years

Ground Rent: £100.00 PA

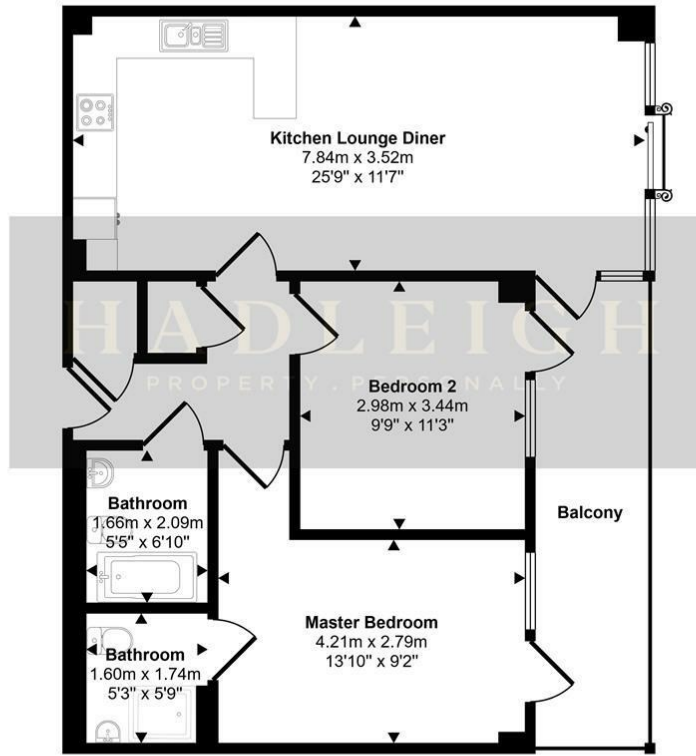
Service Charge - We have been advised due to upcoming heating replacements the annual service charge is higher than usual at £3,479.18

EPC - B

Council Tax Band - B

# Floor Plan

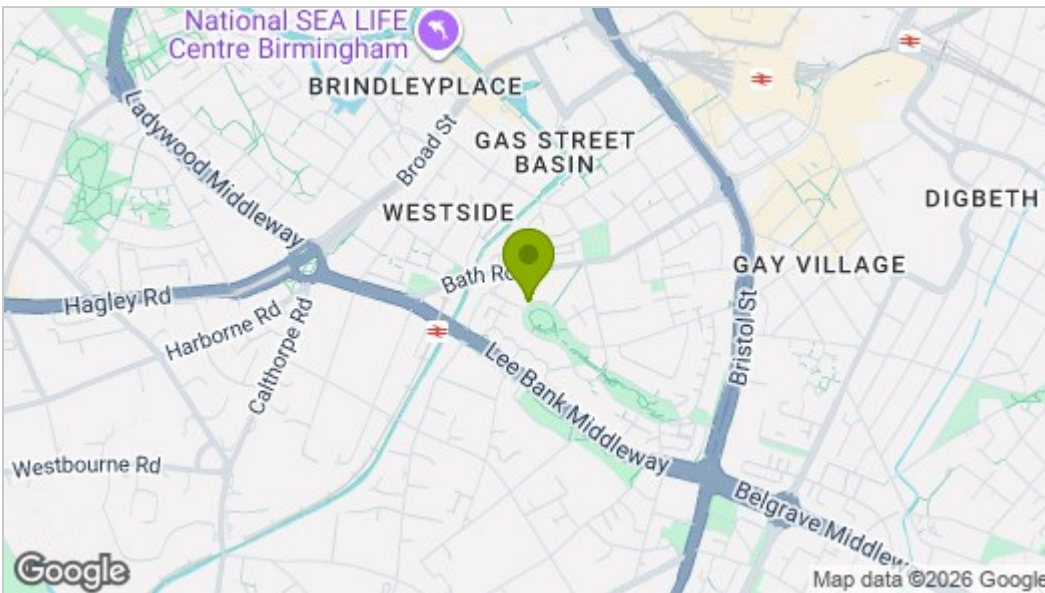
Approx Gross Internal Area  
68 sq m / 727 sq ft



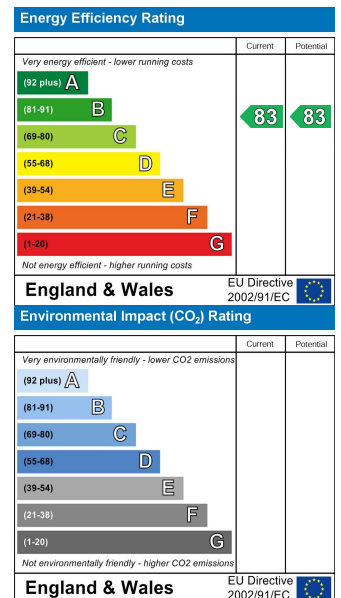
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.