



## 26 Longleat Avenue, Harborne, Birmingham, B15 2EX

- Immaculately Presented in Desirable City Centre Location
- Secure Allocated Parking Space Included
- Full Length Balcony with Views of Birmingham City Skyline
- No Upward Chain
- Two Double Bedrooms - One Bathroom
- Sixth Floor
- Excellent Access to Grand Central Station, Bullring and Mailbox Developments
- EPC Rating - C

**Offers In The Region Of £224,000**





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## DESCRIPTION

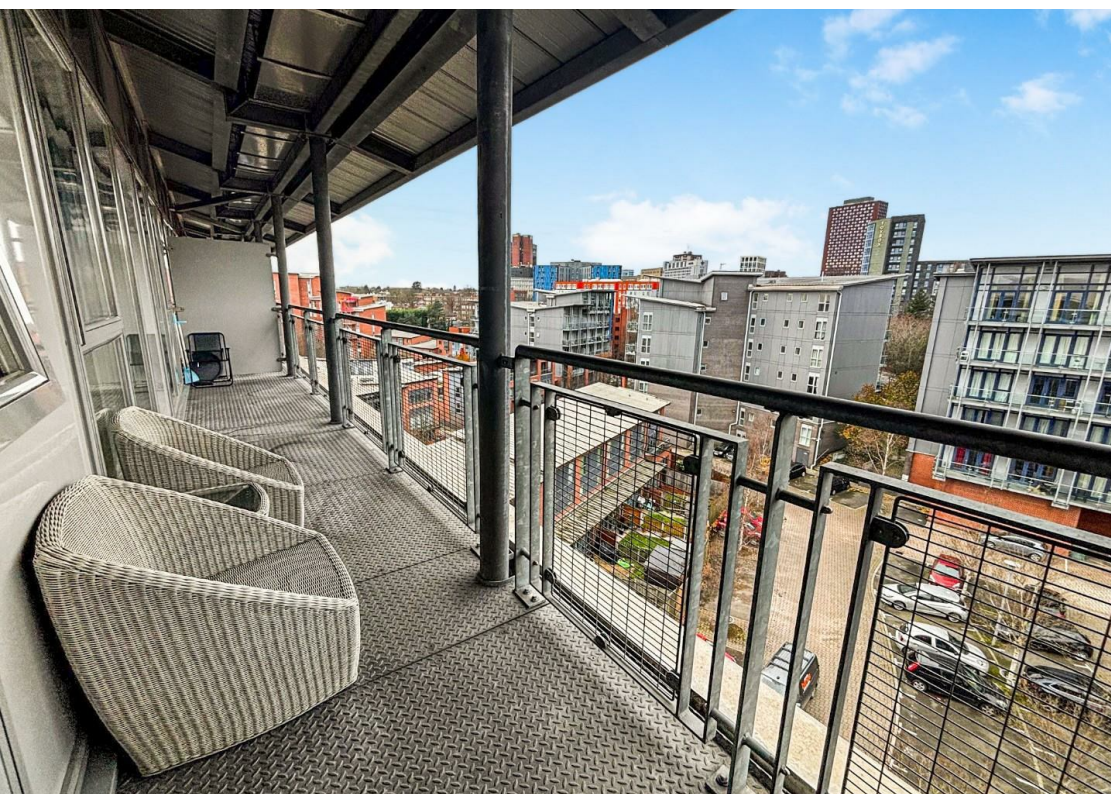
A spacious two-bedroom one-bathroom apartment situated in the highly desirable Park Central development in Birmingham City Centre. The property is situated on the sixth floor and offers spacious and modern internal accommodation throughout with open-plan living and a full length balcony providing views over the city skyline, additionally benefiting from a secure allocated parking space. Being Sold with No Upward Chain

The apartment can be accessed via a secure communal entrance with lift and stairs access to the sixth floor. The apartment offers a welcoming entrance hallway with voice intercom system, a wonderful open-plan lounge/dining area with a separate fitted kitchen area including fully integrated appliances such as fridge/freezer, washing machine, oven and electric hob with extractor fan. There is a patio door off the living space leading to the large full length balcony with great views over the city towards Five Ways. The apartment provides two double bedrooms, complimented perfectly by a large partly-tiled family bathroom which comprises WC, wash hand basin, bath with a separate large walk-in shower cubicle. The property also provides a couple of storage cupboards, one of which houses the central heating system.

Park Central is located within a short walk to both Five Ways Train Station and Grand Central Station, making this apartment great for commuters out of the city or to the universities but also anyone working in and around the City Centre. The property has easy access to array of shops, bars and restaurants in the well renowned Birmingham landmarks such as The Cube, Mailbox, Bull Ring and Grand Central Developments.



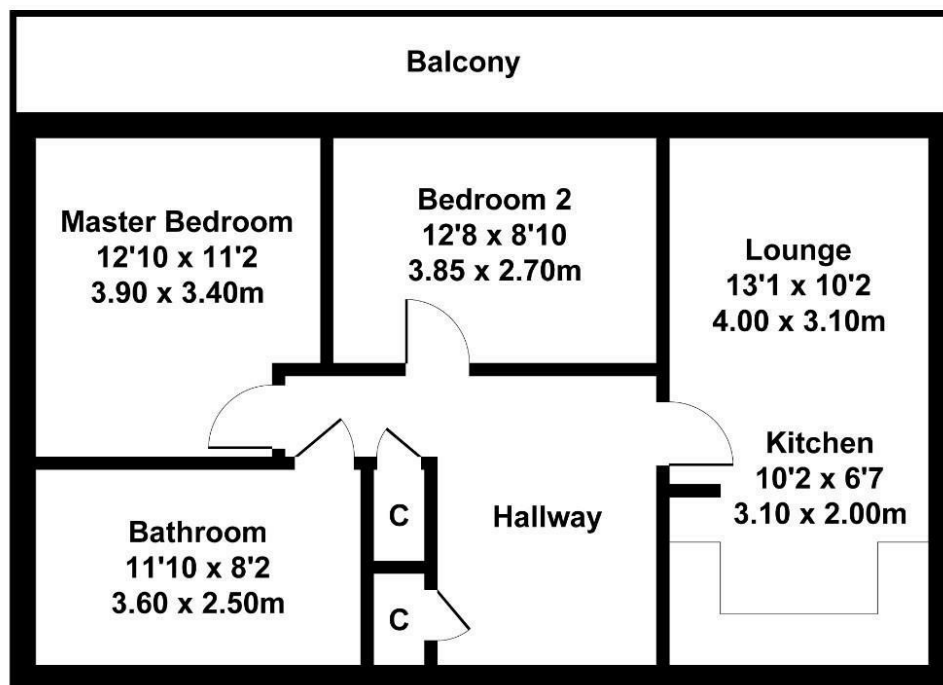






# 49 Longleat Avenue

Approximate Gross Internal Area 67 sq m - 723 sq ft



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

## Viewings

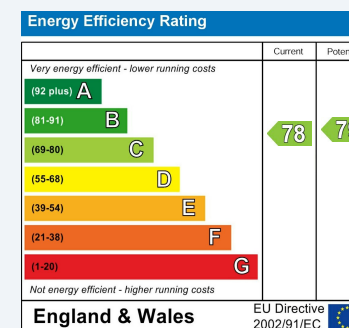
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.