

# ARKADE

PROPERTY



**29 Longleat Avenue**  
Birmingham, B15 2DF

**Asking Price Of £140,000**

## Property Features

---

- Double bedroom
- No upward chain
- 1st floor
- Large balcony
- Fitted kitchen
- Fitted bathroom
- Double glazed

## Full Description

---

The apartment is situated in the popular Park Central development directly fronting the park. This is a popular place to live because of the emerging nature of the location. Park Central offers Birmingham's newest Park based on a "Manhattan" theme while Broad Street and Brindley Place are within walking distance and there one can find a number of bars, high quality restaurants and theatres, the Sea Life Centre, the National Indoor Arena, the International Convention Centre and Symphony Hall, the home of the City of Birmingham Symphony Orchestra. The apartment offers easy access to the main commercial and shopping areas, the M6, Five Ways Station, the Metro link and New Street Station and regular trains from here operate to London and Birmingham International for the NEC and Birmingham International Airport.

The apartment has double-glazing, gas central heating, entry system and carpets, oak effect laminate or tiled flooring throughout. The apartment is situated at second floor level and briefly comprises, at entry level, a large entrance hall, lounge/dining room, fully fitted kitchen, a bathroom with shower, a balcony and a large double bedroom.

### HALL

Entry to the apartment is at first floor level into the hallway with carpeted flooring and white painted walls. There is a radiator, an entry phone, ceiling light and two wall sockets. There is also a storage cupboard housing the boiler.

### LIVING ROOM

20' 10" x 10' 11" (6.37m x 3.35m)

The living room opens out into the kitchen and the terrace/balcony. The flooring is carpeted and there are two radiators, four wall sockets as well as TV and phone points. The windows are full length, double glazed and include the door onto



the balcony.

#### KITCHEN

Located at the end of the living room the kitchen has lino flooring and wood effect base and wall units. Within the units are incorporated the fridge, freezer, oven, hob, extractor fan and the sink. There are also 4 wall sockets and 4 lights.

#### BEDROOM

14' 2" x 10' 7" (4.32m x 3.25m)

Accessed from the hallway this room also benefits from full length, double glazed windows. The flooring is carpeted, there are 4 wall sockets and a ceiling light.

#### BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

The full fitted bathroom has lino flooring and tiled walls to the wet areas. There is a bath tub with wall mounted shower above, a toilet, sink and a heated towel rail. There is also a shaving socket and ceiling light.

#### DETAILS

##### Tenure

The property is leasehold with 131 years remaining. The service charges are £1700 per annum with £250 ground rent per annum.

##### Services

Mains gas, electricity, drainage, and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order.

##### Fixtures and Fittings

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order. Only those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but some items may be available by separate negotiation.

##### Local Authority

Birmingham City Council.

#### INFORMATION

Misrepresentation Act 1967. These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification. Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

Arkade Property has not tested any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in good working order. The prospective purchaser's solicitor must ensure that these are owned by the seller and not subject to hire purchase or other conditional sale agreement.

Arkade Property has not checked legal documentation and the solicitor should verify the tenure of the property and all restrictive and other covenants. Measurements and distances are approximate and for guidance only. Where rooms are irregular, only maximum dimensions are given.

Arkade Property would be happy to carry out a free valuation and selling appraisal of your property without obligation, please call us on 0121 212 3044

If you would like to let out your property or rent a property, please contact our Lettings Department on 0121 212 3044

Mortgage Advice: We would be happy to refer any enquiries concerning a mortgage to specialist independent consultants.

To view please contact

Tel: 0121 212 3044 Fax: 0121 236 9919

E-mail: [info@arkadeproperty.co.uk](mailto:info@arkadeproperty.co.uk)

[www.arkadeproperty.co.uk](http://www.arkadeproperty.co.uk)

41 Vittoria Street  
(Ground Floor)  
Birmingham  
West Midlands  
B1 3ND

[www.arkadeproperty.co.uk](http://www.arkadeproperty.co.uk)  
[info@arkadeproperty.co.uk](mailto:info@arkadeproperty.co.uk)  
0121 236 9918

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