

ARKADE

PROPERTY



29 Longleat Avenue
Birmingham, B15 2DF

Asking Price Of £204,950

Property Features

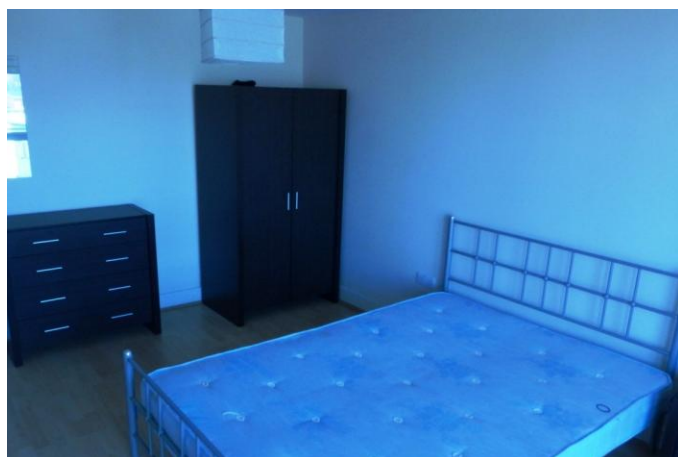
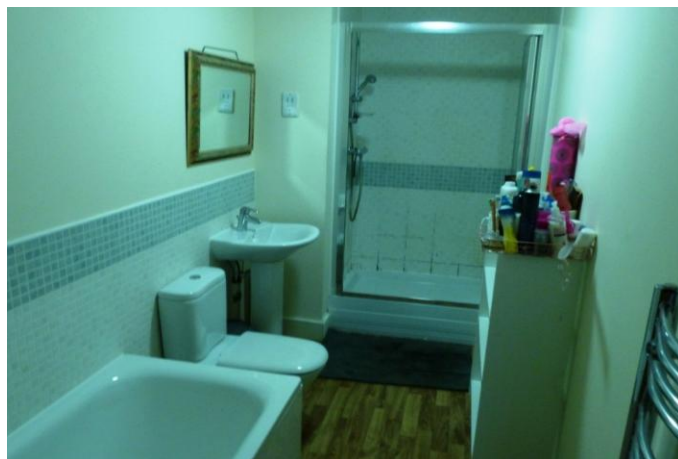
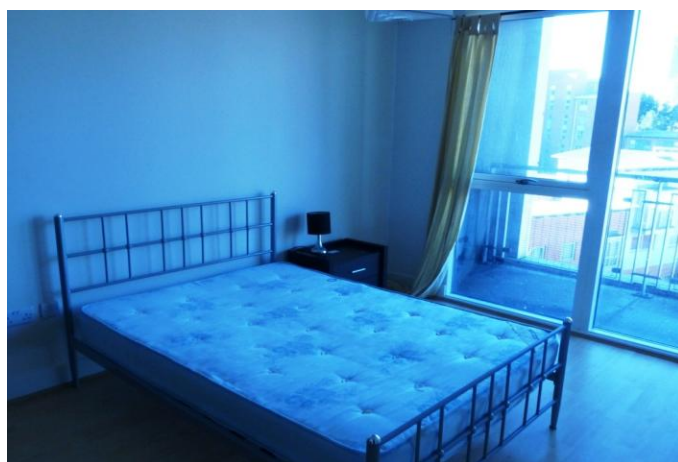
- 3rd floor
- Allocated parking
- 2 double bedrooms
- Gas heating
- Fitted kitchen
- Double glazed
- Fitted bathroom
- Large balcony

Full Description

Arkade Property is delighted to offer this delightful and excellently located two bedroom apartment with parking and a large balcony running the full width of the apartment on the third floor of one of the Crest Nicholson's recently built Park Central developments built around Birmingham's newest park.

This is a fabulously located apartment situated near to Five Ways, the new park and the city centre. Broad Street and Brindley Place are also within a few minutes walk 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 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 laminate flooring throughout except where specified below. There is double glazing and magnolia painted walls throughout except, again, where specified below. The apartment briefly comprises a living/ dining room with a fitted kitchen off, a large bathroom, two cupboards and two separate bedrooms. A large balcony running the full width of the apartment can be accessed from the living room. An internal viewing is essential to fully appreciate the value for money that this apartment offers.



HALLWAY

Entry to the apartment is at third floor level via the front door which has a peephole, a letter box and a security chain. The flooring is a beech effect laminate and the walls are painted magnolia. The hallway also has an entry phone, a smoke alarm, a ceiling light, two wall sockets, a telephone point and a radiator.

There are two cupboards off the hallway, one has laminate flooring, houses the fuse box and benefits from a radiator and a useful wooden shelf. The second houses the Elson boiler.

LIVING ROOM

14' 6" x 10' 6" (4.42m x 3.21m)

The living area has beech effect laminate flooring and the walls are painted magnolia. There are two ceiling lights, a radiator, six wall sockets, a telephone point, TV/Radio/ Satellite points and a Honeywell thermostat and hot water heating consol. The piece de resistance are the floor to ceiling double glazed windows incorporating a door to the balcony which runs the full width of the apartment and which offers views over the Park Central development to Five Ways.

KITCHEN

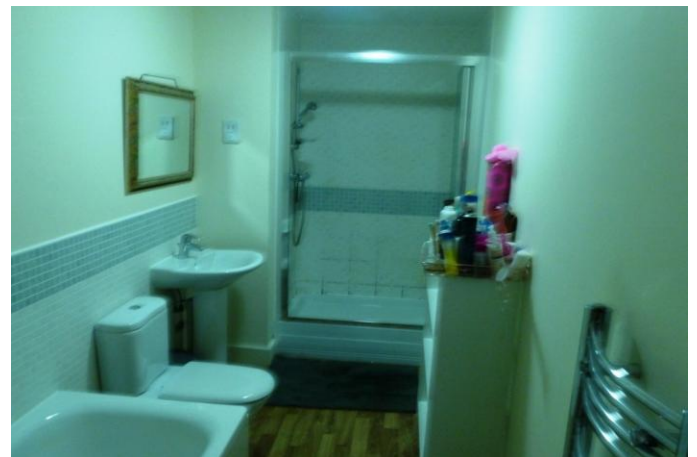
10' 5" x 5' 11" (3.20m x 1.81m)

The modern kitchen area has been beautifully designed and fitted. There is beech effect laminate flooring and magnolia painted walls. There are ample base and wall units with cream cupboard doors and beech effect work surfaces with splash back and which incorporate a stainless steel sink and drainer and a chrome mixer tap. There are six wall sockets, four flush halogen spotlights and a ceiling extractor. Last but not least, the kitchen is enhanced by the integral, Bosch four ring oven and hob with the Bosch three speed stainless steel chimney extractor with downlight above and a stainless steel splashback behind, the integral Bosch washing machine and the Bosch fridge and freezer.

MAIN BEDROOM

14' 1" x 10' 2" (4.31m x 3.11m)

The beech effect flooring theme extends to the master bedroom which also has floor to ceiling double glazed windows overlooking the balcony. There are magnolia painted walls, a radiator, a ceiling light, a door stop, four wall sockets and TV and telephone points.



SECOND BEDROOM

11' 10" x 10' 6" (3.61m x 3.21m)

The second bedroom is a good sized double bedroom and has a similar theme to the master bedroom with the same beech effect laminate flooring, magnolia painted walls and double glazed floor to ceiling windows to the balcony. There is a radiator, a ceiling light, four wall sockets and a telephone point.

BATHROOM

13' 3" x 5' 4" (4.05m x 1.63m)

The designer bathroom is a very large room as the dimensions suggest and has lino flooring, magnolia painted walls which have been part tiled around the wet areas, a white bath with a chrome mixer tap, a white toilet and a white pedestal washbasin with a chrome mixer tap. An attractive feature is the separate, fully tiled, double shower cubicle with glass screen and a wall mounted shower and soap dish. There is also a shaving socket, two ceiling lights, an extractor and a heated towel rail.

Parking

There is one secure, allocated parking space.

TENURE

The property is leasehold with 135 years remaining. The service charges are £2,365 per annum and the ground rent is £100 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. The heating system is based on gas central heating.

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.

