

AP MORGAN



Ascot Way, Birmingham
Offers in excess of £225,000

Features:

- Spacious and modern upper floor apartment
- Two double bedrooms
- Open plan lounge/diner with Juliet balcony
- Modern fitted kitchen
- Stylish bathroom and en-suite shower room
- Allocated parking space and garage
- Sought after location
- EPC- B

Description:

An immaculate two-bedroom upper floor apartment, positioned in a modern residential development in Longbridge, Birmingham. This property is ideal for young couples looking for a modern flat with local amenities all within walking distance.

There is an allocated parking space and single car garage to the rear of the complex.

The accommodation comprises: Entrance hallway with two large storage cupboards, two double bedrooms with the master bedroom benefiting from an en-suite shower room, lounge/diner with Juliet balcony, modern fitted kitchen benefitting from integrated appliances (electric hob, oven, washing machine, fridge and freezer) and the stylish main bathroom providing a bath, wash basin and WC.

The property benefits from proximity to Longbridge town centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance. Several well-regarded primary and secondary schools are also located nearby.

There is 997 years left on the lease with a current monthly service charge of £110.



Details:

Entrance Hall

Lounge/Diner 13'2" x 12'3" (4.01m x 3.73m)

Kitchen 10'1" x 7'4" (3.07m x 2.24m)

Bedroom One 13'2" x 11'2" (4.01m x 3.4m)

Bedroom Two 11'8" x 9'3" (3.56m x 2.82m)

Bathroom 6'6" x 5'6" (1.98m x 1.68m)

En-suite 7'5" x 4'10" (2.26m x 1.47m)



EPC Rating: B

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

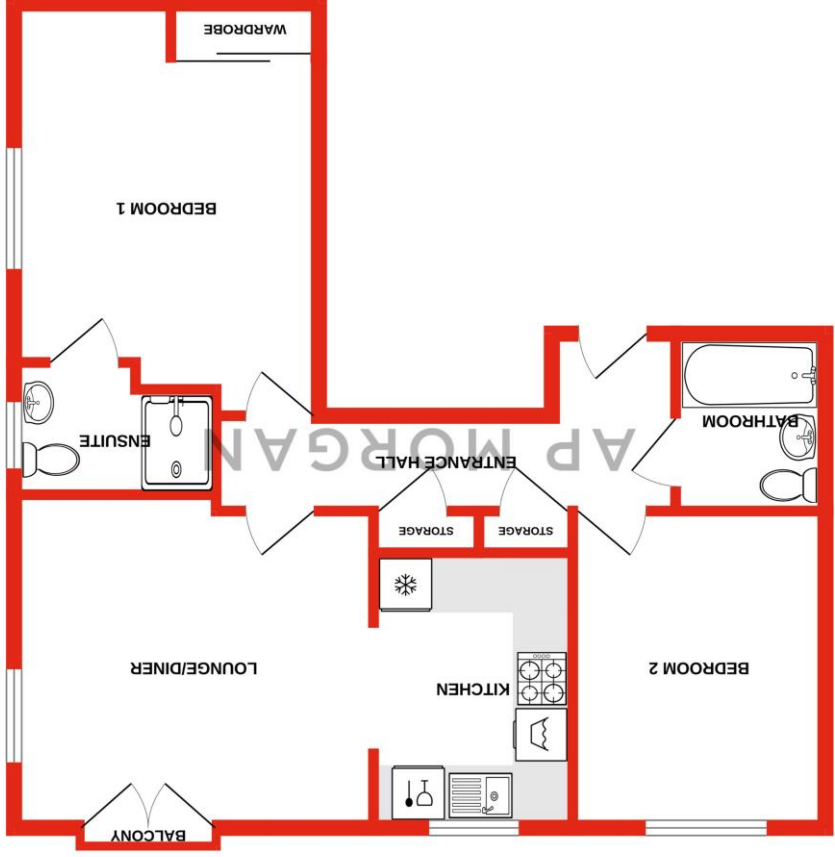
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



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