

AP MORGAN



Apartment 30, Longbridge
Asking Price £175,000

Features:

- One double bedroom
- Open plan kitchen/dining room/living room
- Karndean flooring in social areas
- Integral Indesit appliances
- Fitted bathroom
- MVHR system
- Pre-wired Hyperoptic Fibre
- Communal roof-top terrace
- Prime positioning for amenities

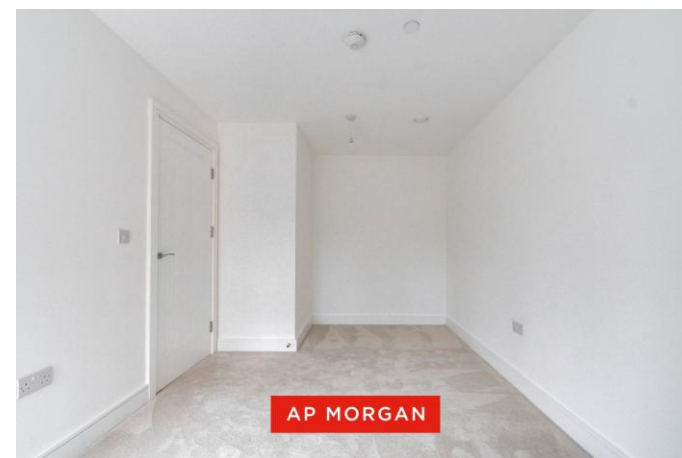
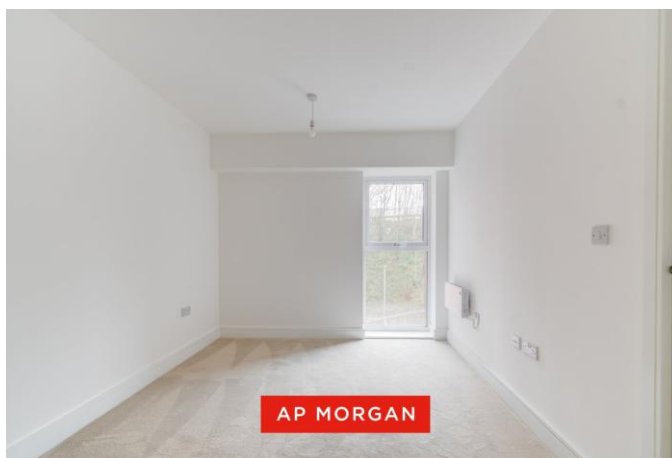
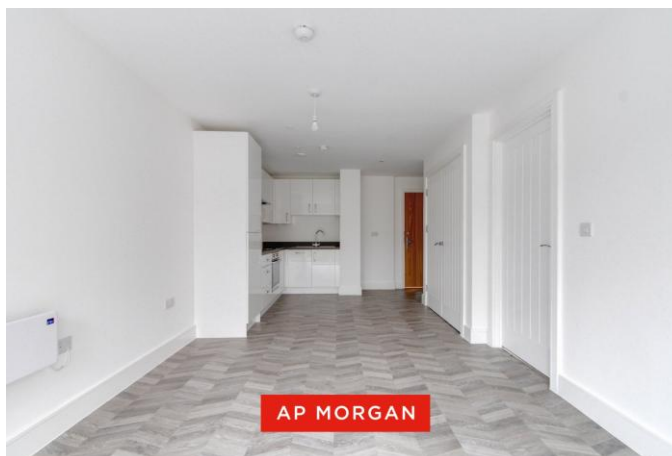
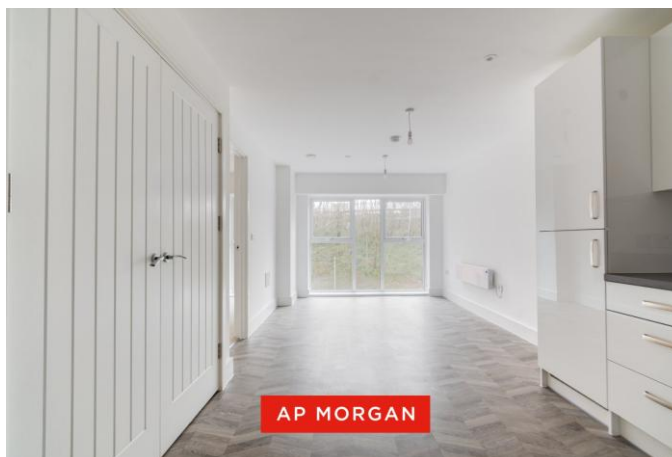
Description:

This beautifully presented, contemporary second floor apartment in the popular North Works development hosts one double bedroom, an open plan kitchen/diner/lounge, integral kitchen appliances, fitted bathroom, a MVHR system and prime positioning for amenities.

Approaching the property, there is fob access at the side of the building.

Entering the apartment there is a hall giving immediate access to the utility/storage cupboard, giving plenty of storage space while allowing use of the fitted washer/dryer, water cylinder and MVHR panel. The open plan kitchen/diner/lounge is spacious, presenting a fitted kitchen with ample counterspace and an integral Indesit fridge, freezer, electric oven, electric hob, dishwasher, cooking fume extractor hood and sink with drain. There is also space for multiple suites and a large dining table and chairs. The karndean wooden flooring helps to create a versatile living space. The bedroom is a large double presenting newly fitted cream carpets with plenty of room for freestanding furniture. The bathroom is generous and fitted with a WC, washbasin and bath/mixer shower with the room finished in light clay tiling. The apartment is completed by an MVHR system providing ventilation and heat through ceiling fans.

Situated on the popular North Works development in Longbridge, this property is a short walk from Longbridge Retail Park and various amenities such as desirable schooling, shops, supermarkets and entertainment with bowling and cinema at Birmingham Great Park and vast



outdoor spaces such as The Lickey Hills and Cofton Park. The block also hosts a rooftop terrace for residents of the block, perfect for social gatherings or exercising.

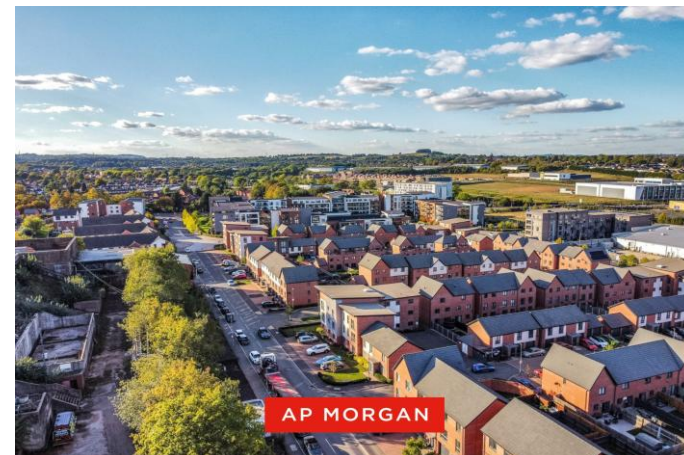
Details:

Kitchen/Diner/Lounge 22' x 13'2" (6.7m x 4.01m) Both Max

Bedroom One 14'10" x 9' (4.52m x 2.74m) Both Max

Utility/Storage 6' x 2'6" (1.83m x 0.76m)

Bathroom 7' x 6'3" (2.13m x 1.9m) Both Max



EPC Rating: To be confirmed

Council Tax Band: (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 Wisser 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.wissermortgageadvice.co.uk

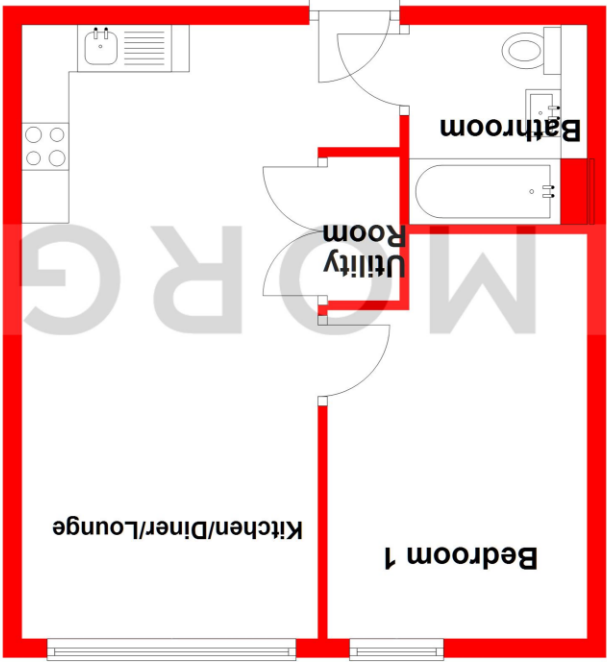
Property to sell?
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just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

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Second Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 40.0 sq. metres (430.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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