

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

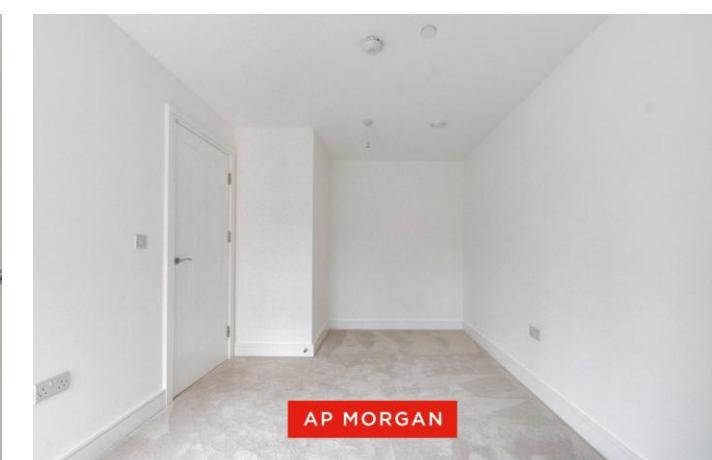
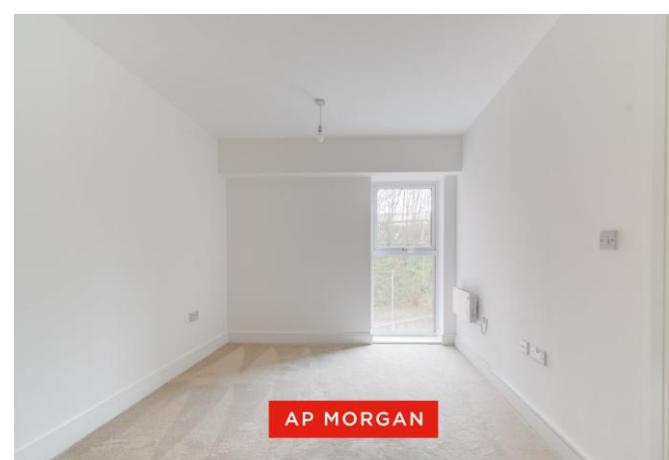
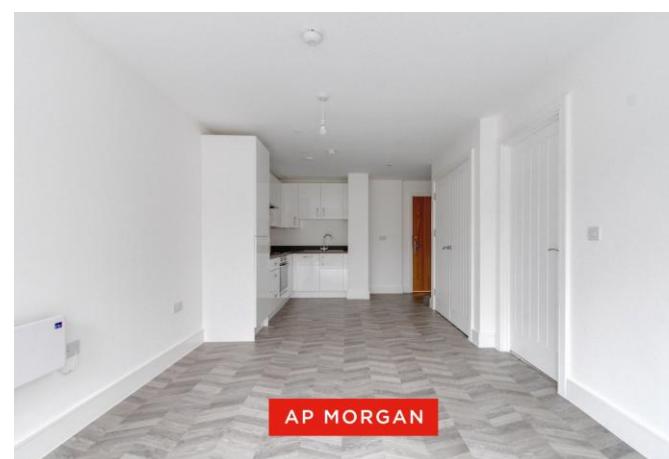
**Description:**

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.

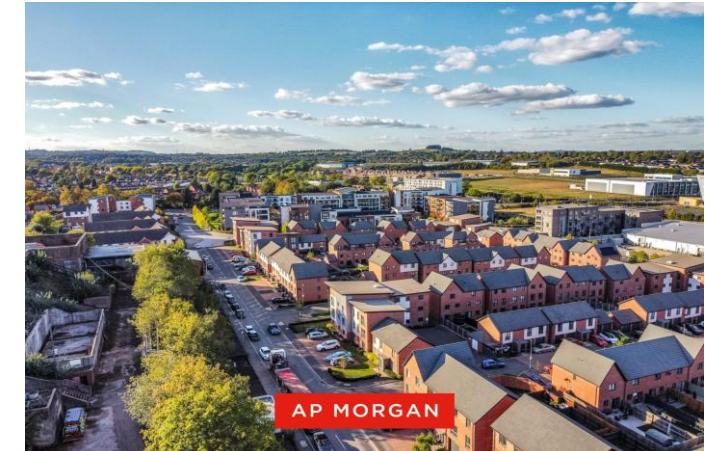
**Details:**

**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.

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Estates 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 £39 + 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.

## Identity Checks

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.

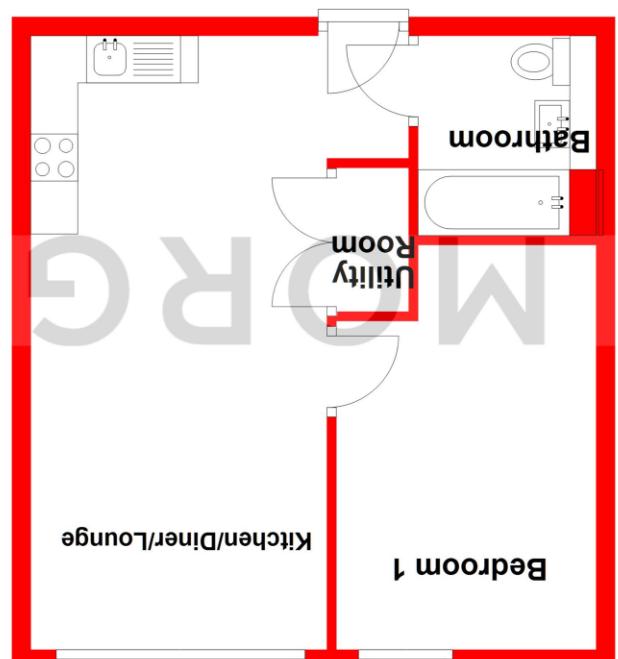
### Need a solicitor?

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视窗, 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.

## Property to sell?

We recommend Wisere Mortgagage Advice. They will search the market for you to ensure you get the right lender and 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.wisermortgageladvice.co.uk](http://www.wisermortgageladvice.co.uk)

How can we help you?



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

## Second Floor

# APM REGAN