

AP MORGAN



Apartment 32, Longbridge
Asking Price £250,000

Features:

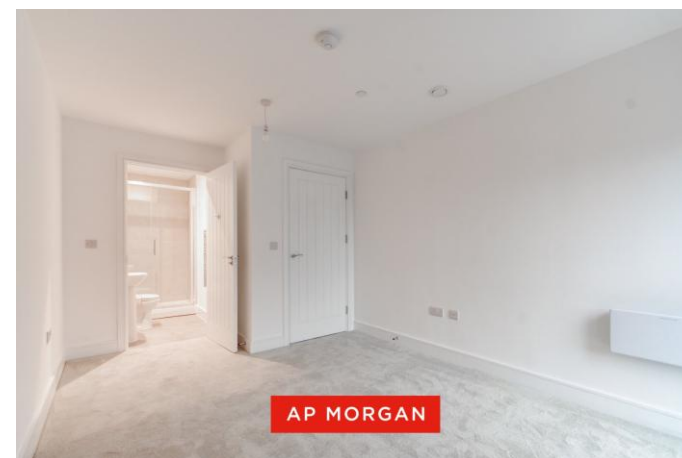
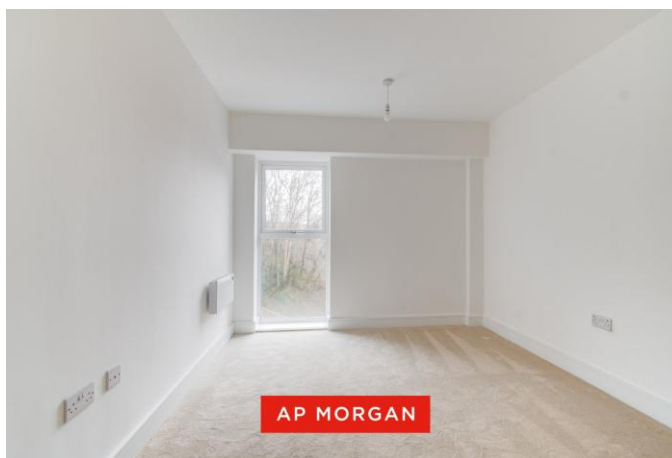
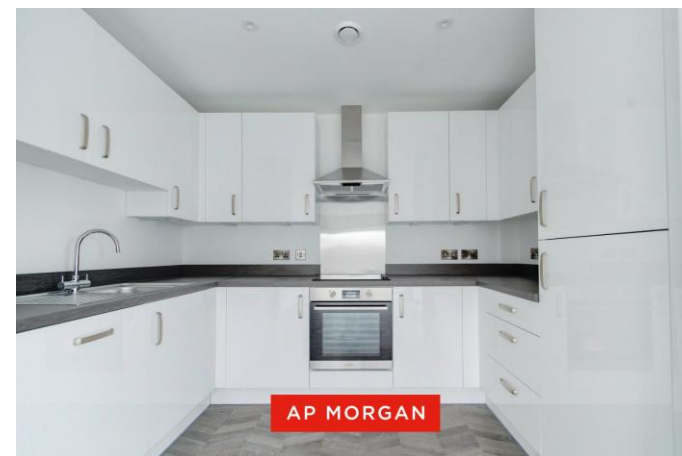
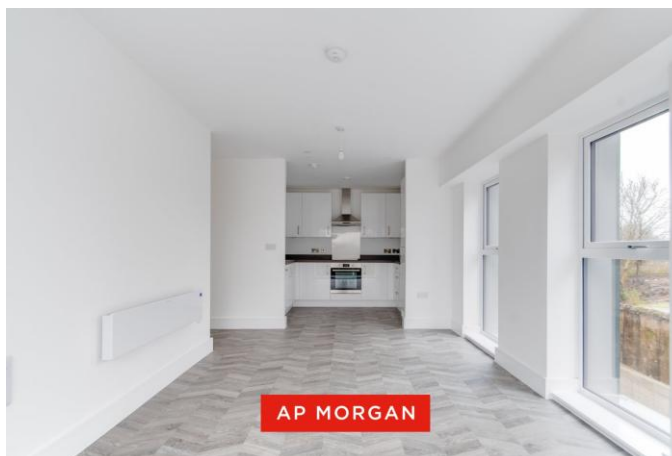
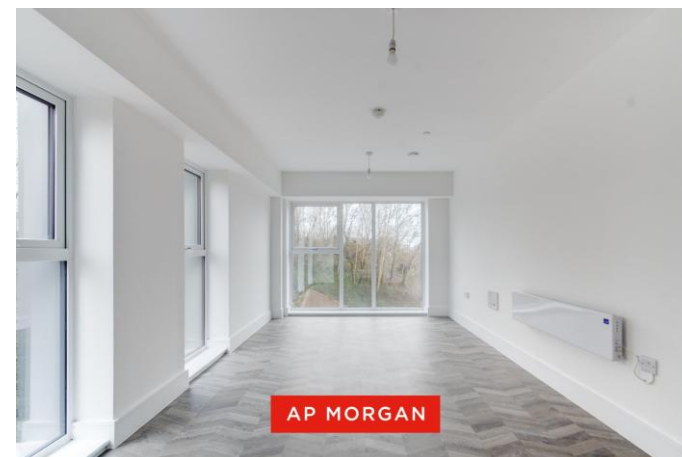
- Two double bedrooms
- Ensuite shower room
- Open plan kitchen/dining room/living room
- Karndean flooring in social areas
- Integral Indesit appliances
- Private balcony
- Fitted bathroom
- MVHR system
- Pre-wired Hyperoptic Fibre
- Communal roof-top terrace
- Resident parking

Description:

This beautifully presented, contemporary third floor apartment in the popular North Works development hosts two double bedrooms, an open plan kitchen/diner/lounge, integral kitchen appliances, fitted bathroom and ensuite shower room, an MVHR system, a resident parking space and prime positioning for amenities.

Approaching the property there is fob access at the side of the building with a partially covered carpark at the rear.

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 room 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 also helps to create a versatile living space. Bedroom One is a large double bedroom with newly fitted cream carpets and an en-suite shower room presenting a washbasin, WC and walk in shower, completed with light clay tiling. Bedroom Two is similarly a large double with newly fitted cream carpets. 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:

Hall

Lounge/Kitchen/Diner 26'7" x 11' (8.1m x 3.35m) Both Max

Bedroom One 16'1" x 8'10" (4.9m x 2.7m) Both Max

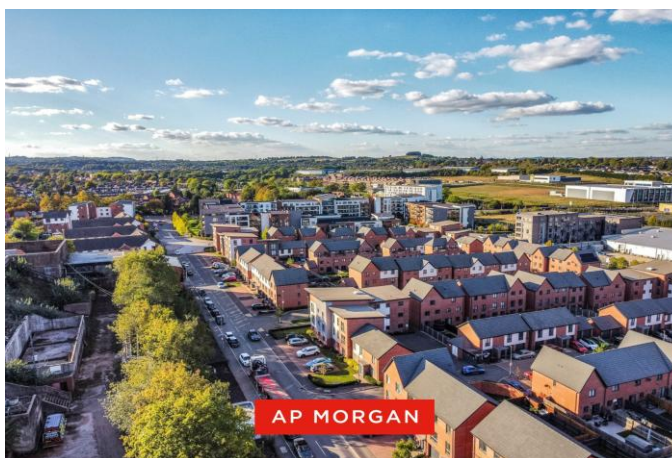
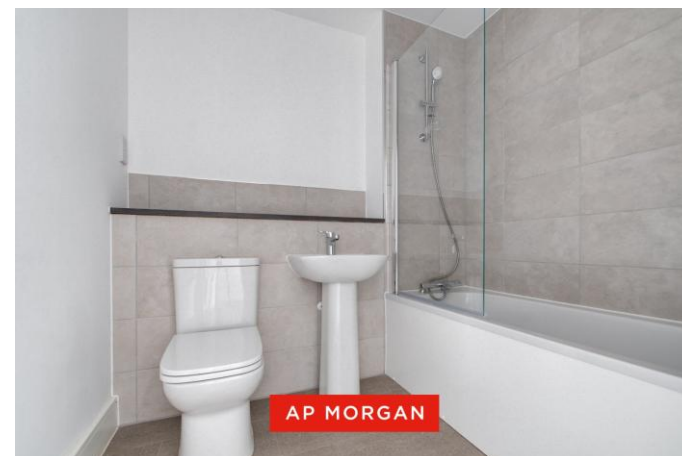
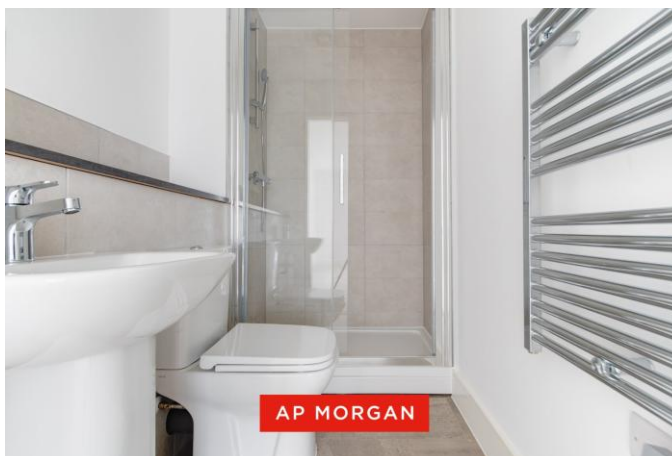
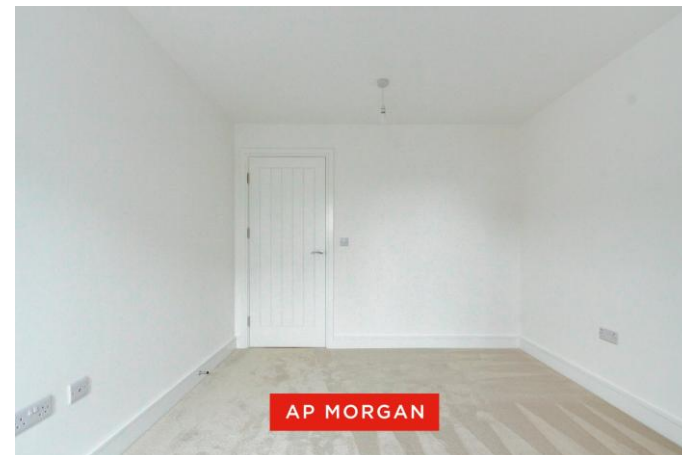
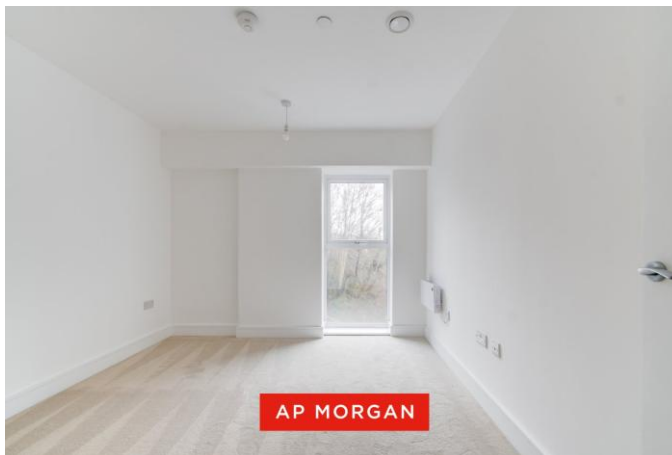
Bedroom Two 16'1" x 9'7" (4.9m x 2.92m) Both Max

En-suite Shower Room 7' x 4'11" (2.13m x 1.5m)

Bathroom 6'8" x 7' (2.03m x 2.13m)

Utility/Storage 2'9" x 5'6" (0.84m x 1.68m)

Balcony 5'8" x 11' (1.73m x 3.35m)



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?

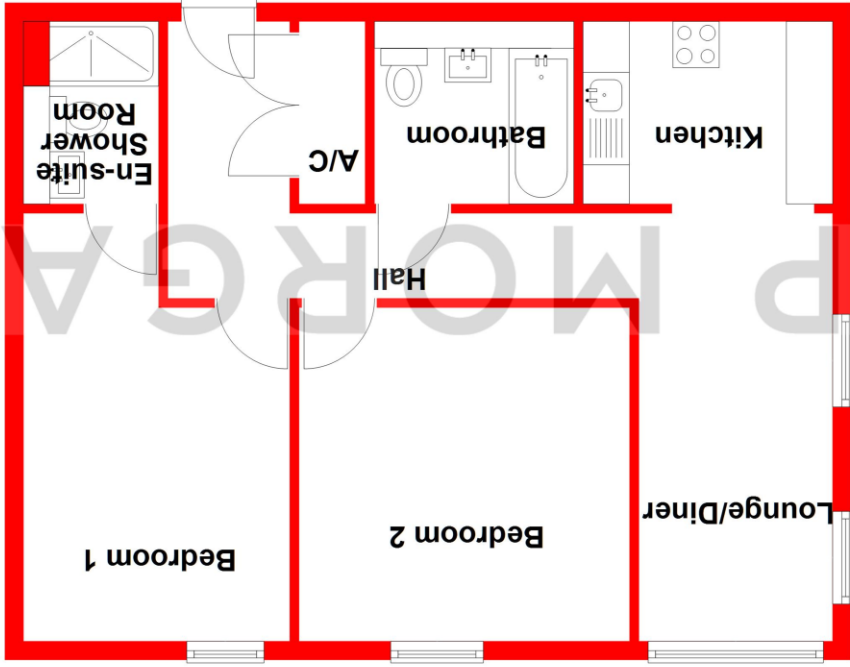
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 £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.



Third Floor
Approx. 59.4 sq. metres (638.9 sq. feet)

Total area: approx. 59.4 sq. metres (638.9 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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