

AP MORGAN



Cooper Gate, 71 Dalmuir Road
Asking Price £260,000

Features:

- Newly built third-floor apartment
- Two double bedrooms
- Open-plan kitchen/dining/living room
- Karndean flooring in social areas
- Integral Indesit appliances
- Fitted bathroom and en-suite shower room
- MVHR ventilation system
- Pre-wired Hyperoptic Fibre
- Communal roof-top terrace
- Balcony with panoramic city views
- Low-density, well-managed community
- Prime location for local amenities and green space

Description:

Panoramic Views. Prime Location. Ready to Call Home.

Asking Price: £260,000

Annual Service Charge - £1,312.47

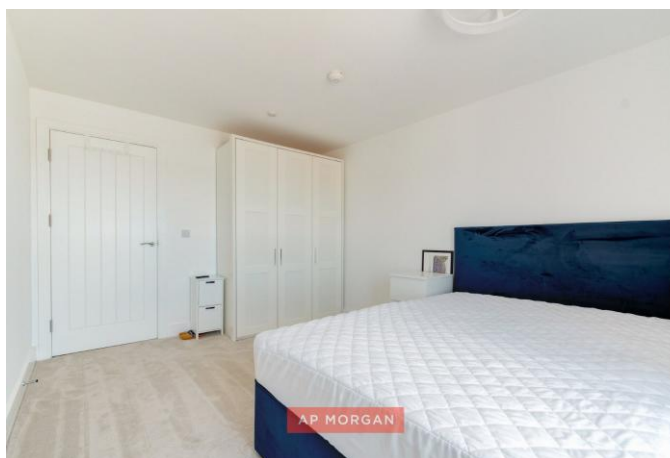
Wake up to panoramic city views, golden sunrises, and warm afternoon light pouring through your windows - no rooftop trip required. This exceptional third-floor apartment brings the view straight to your own balcony.

Newly built and beautifully finished, this two double bedroom apartment offers bright, generously proportioned living space throughout, with every fitting still under warranty. At its heart is an open-plan kitchen, dining and living area, finished with sleek Karndean flooring and a fully integrated Indesit kitchen - a stylish, sociable space made for everyday living and entertaining. Both bedrooms are comfortable doubles, served by a beautifully fitted contemporary bathroom and a private en-suite shower room to the principal bedroom.

Thoughtful, energy-efficient details set this home apart, including an MVHR ventilation system for consistently fresh air and pre-installed Hyperoptic fibre, ready for ultrafast broadband from day one. Step outside onto your own private balcony to soak up those panoramic city views, or head up to the communal roof-top terrace to enjoy the same outlook with neighbours and friends.

As the seller describes it:

"Living in unit #36, you wouldn't need to go to the rooftop to enjoy panoramic city views, watch the sunrise and sunset, have warm sunlight streaming into the house, and feel the breeze blowing from the east."



The location is just as impressive as the apartment itself. Set within a low-density, well-managed development, it offers genuinely convenient living - a stone's throw from Longbridge Retail Park for everyday shopping and amenities, with strong transport links close by. For weekends outdoors, Cofton Park and the Lickey Hills Country Park are only a short drive away, putting wide open green space right on your doorstep.

In the agent's own words:

"What I love most about this property is how bright and substantial the rooms feel, paired with a fully integrated, newly fitted kitchen still within warranty. The contemporary bathroom and en-suite are a real highlight, and the panoramic views from the balcony genuinely set this apartment apart."

Details:
Hall

Kitchen/Diner/Lounge 13'4" x 19'1" (4.06m x 5.82m)

Bedroom One 11'10" x 15'3" (3.6m x 4.65m)

En-suite Shower Room 6'11" x 4'11" (2.1m x 1.5m)

Bedroom Two 13'4" x 10'2" (4.06m x 3.1m)

Bathroom 7'1" x 6'5" (2.16m x 1.96m)

Utility 8' x 3'5" (2.44m x 1.04m)

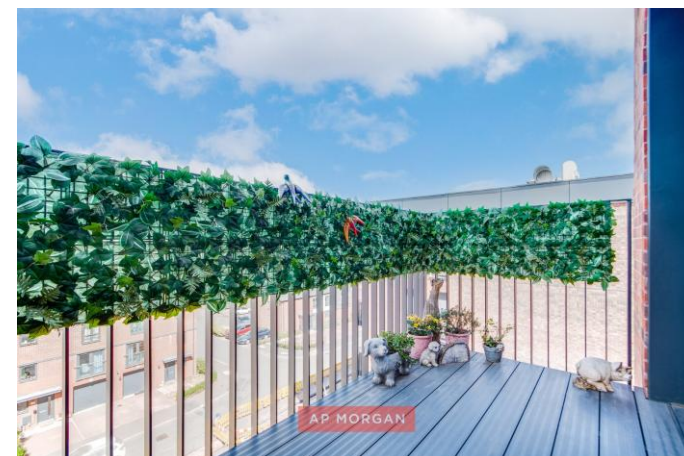
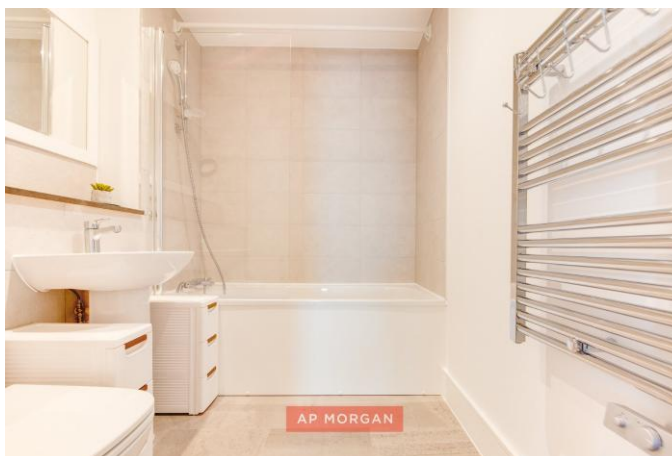
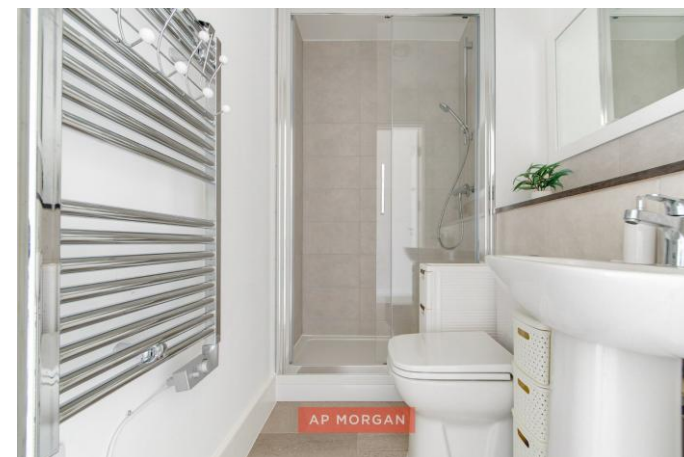
Balcony 5'9" x 9' (1.75m x 2.74m)

EPC Rating: C

Council Tax Band: B (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.

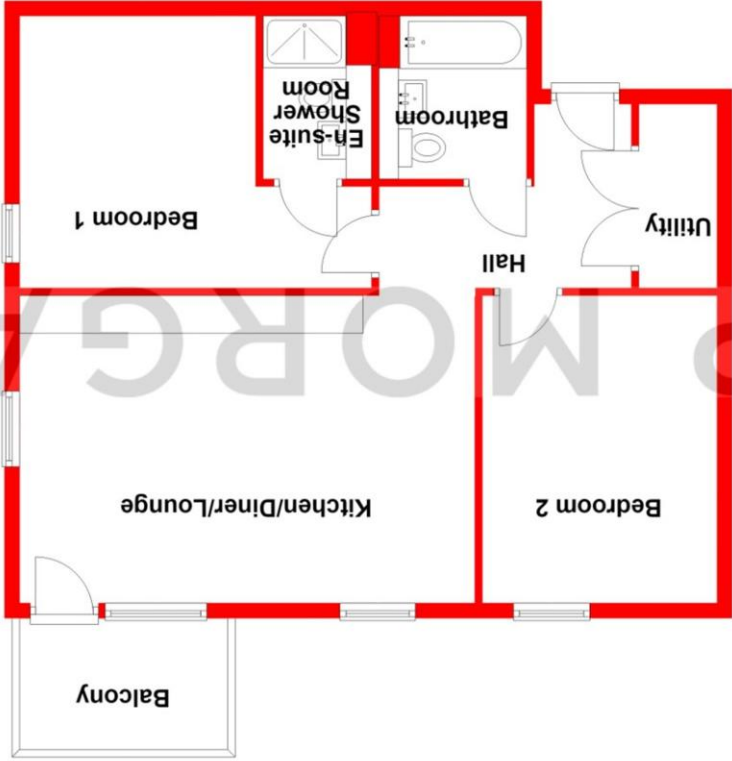
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Identity Checks

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Third Floor



Total area: approx. 68.1 sq. metres (732.9 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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