

AP MORGAN



Broad Meadow Lane, Kings Norton
Asking Price £130,000

Features:

- First floor flat in a well-positioned Kings Norton development
- Two double bedrooms
- Generously sized living room
- Comfortable kitchen/diner
- Integral storage
- Shower room
- Prime position for local amenities
- Short drive to Cotteridge High Street
- Short drive to Kings Norton Train Station
- Walking distance to canal towpaths
- Ideal for first-time buyers or investors

Description:

Two double bedrooms, a first floor outlook, and canal towpaths on your doorstep. Kings Norton living, sorted.

89 Years on Lease

Service Charge approximately £300 P/A

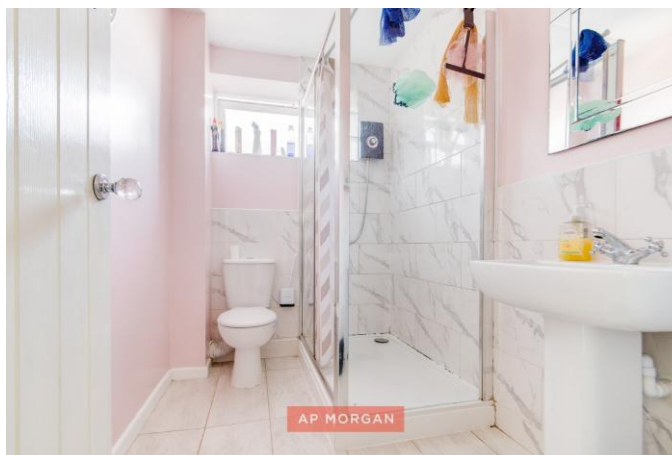
Ground Rent £10 P/A

This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.



Set within a well-positioned development in Kings Norton, this first floor flat offers two genuine double bedrooms, a generously sized living room, and a kitchen/diner that works hard for everyday life. It's a short drive to Cotteridge High Street and Kings Norton Train Station, and the canal towpaths are within easy walking distance for those morning strolls or weekend cycles.

Our agents say...

This is a flat that ticks the boxes buyers actually care about. Two double bedrooms is a rarity at this price point, and the living space gives you real room to breathe. The kitchen/diner is a lovely spot for casual meals or morning coffee, and the integral storage means you're not fighting for space. Add in the canal towpaths for weekend walks and the ease of reaching Cotteridge and Kings Norton station, and you've got a flat that suits first-time buyers and investors alike. Fancy a look? Get in touch and we'll get you booked in.

Details:

Hall

Living Room 13'7" x 16'8" (4.14m x 5.08m)

Kitchen/Diner 13'7" x 7'3" (4.14m x 2.2m) Both Max

Bedroom One 12' x 12'8" (3.66m x 3.86m)

Bedroom Two 10'3" x 9'4" (3.12m x 2.84m)

Shower Room 5'6" x 7'6" (1.68m x 2.29m)

EPC Rating: To be confirmed

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 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 £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.

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