

AP MORGAN



Railway Walk, Bromsgrove, Worcestershire
Guide Price £180,000

Features:

- No chain
- Two double bedrooms
- Top floor with private landing
- Open plan lounge/diner with fitted kitchen
- Juliet balcony with French doors
- Move in ready throughout
- Allocated parking included
- Walking distance to Bromsgrove train station with direct links to Birmingham

Description:

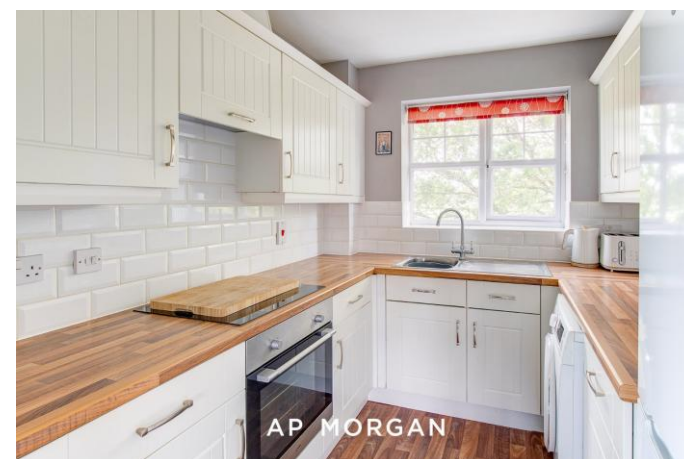
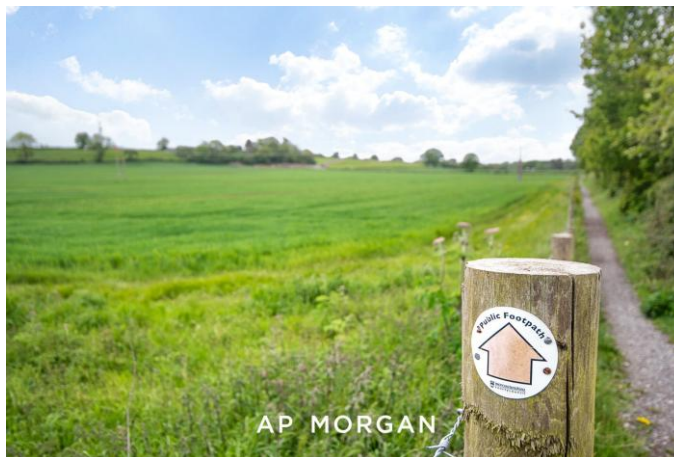
Top floor privacy. No chain. Direct trains into Birmingham. Keep reading, it ends at a canalside pub!!

This top floor, two-bedroom apartment on Railway Walk sits entirely on its own landing. One staircase up, one front door at the top. Your neighbours are below you rather than either side of you, and that distinction matters more than you might think until you've lived it. It's about as close to house-level privacy as apartment living gets.

Inside, the open-plan lounge, dining and kitchen space is the kind of room that works whether you're cooking for one on a Tuesday or having people over at the weekend. Both bedrooms are doubles, there's a family bathroom, and the Juliet balcony off the lounge means you can throw the French doors open on a good day and let the outside in without actually being in it.

Bromsgrove station is a short walk away with direct links into Birmingham city centre, which makes city life genuinely accessible without city living being the default. Aston Fields village is nearby for evenings out, with a good selection of bars and restaurants worth exploring at your own pace.

Remember that pub we mentioned? Follow the public footpath from the fields at the rear through to Stoke Pound and you'll find the Queens Head sitting right on the canal towpath. Beer garden, decent food, narrowboats drifting past. And if you've still got energy, the towpath carries on all the way to Tardebigge and Britain's longest flight of canal



locks. Thirty locks, 220 feet of drop. Not a bad way to spend a Saturday.

An allocated parking space is included, with visitor parking available in the courtyard. Electric heating throughout. Integral oven and hob. No chain, so the timeline is yours to control. The lease has approximately 105 years remaining, with a service charge of approximately £1,681 per annum and ground rent of approximately £350 per annum.

First time buyer or working professional looking for a low-maintenance base that actually over-delivers on lifestyle, get in touch now and we'll get you in to see it.

Details:

Entrance Hall

Lounge/Diner 4.24 x 4.45

Kitchen 2.39 x 2.25

Bedroom One 3.00 x 3.58

Bedroom Two 2.39 x 3.57

Bathroom 2.39 x 2.09



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 01527 910 300.

How can we help you?

Need a mortgage?

We recommend Wiser 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 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

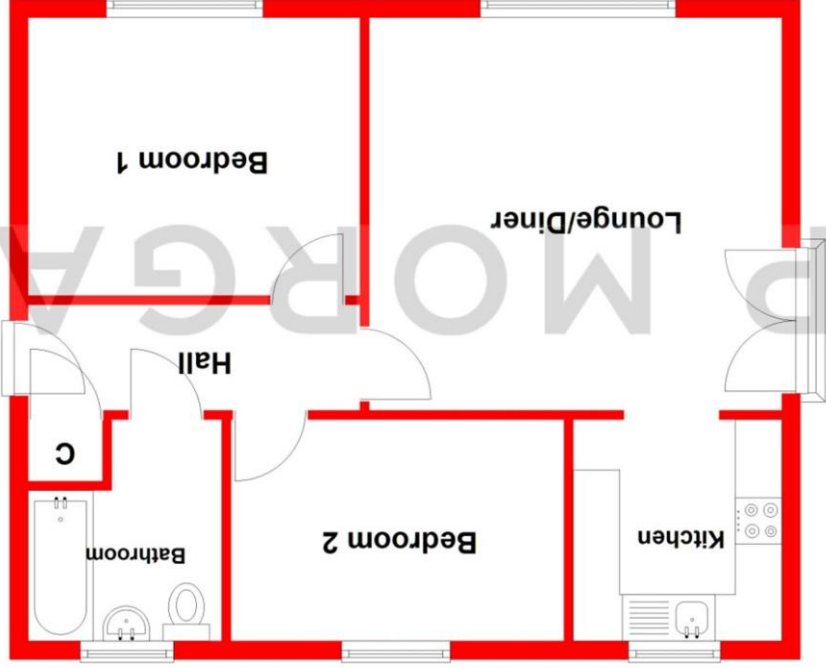
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Second Floor
Approx. 588.4 sq. feet
(excluding No. Tiles)

Total area: approx. 588.4 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 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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