

AP MORGAN



**Unicorn Hill, Redditch, Worcestershire**  
Offers in the region of £75,000

**Features:**

- Deceptively spacious first floor flat
- Double bedroom
- Spacious open-plan living room/kitchen
- Modern shower room
- Situated in the heart of Redditch Town Centre
- EPC - D

**Description:**

\*Can be offered with tenants in situ - Cash buyers only\*

This deceptively spacious, one bedroom first floor flat presents a vast open plan living room/kitchen, a large double bedroom and shower room.

The flat opens initially to the open plan living room/kitchen featuring space for freestanding furniture such as suites, a coffee table and plenty of counter space in the kitchen. The kitchen has an integral electric hob, electric oven, sink with drain area and fridge freezer. The property is complete with a generous double bedroom and shower room, providing a walk-in shower, WC and wash basin.

The property is situated in the heart of Redditch town centre allowing ease of access to the local shopping centre as well as access to the M42 and public transport networks.

**Details:**

**Living Room / Kitchen** 20'5" x 13'6" (6.22m x 4.11m) Both Max

**Bedroom One** 14'9" x 8'2" (4.5m x 2.5m)

**Shower Room** 5'8" x 5'9" (1.73m x 1.75m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.





## 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 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

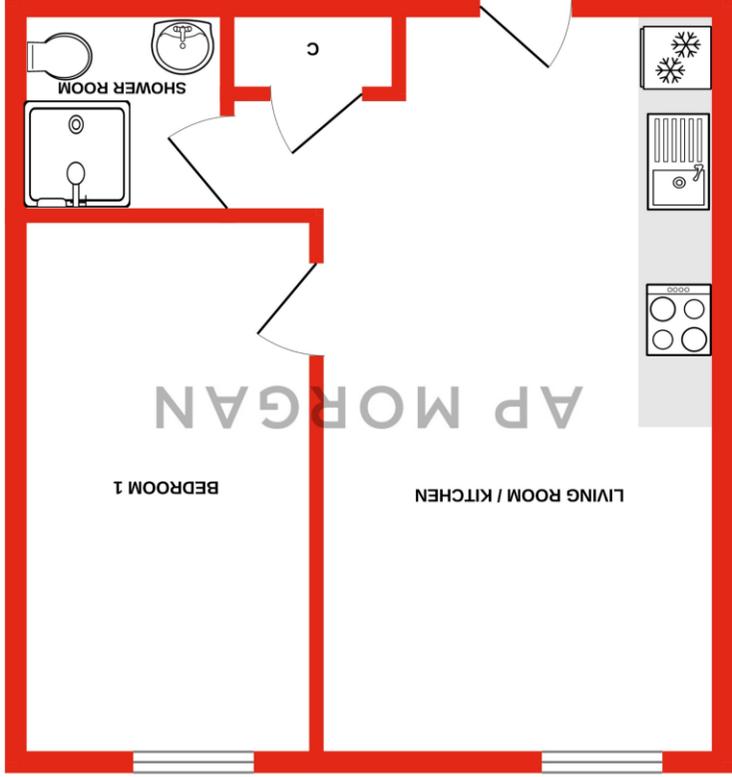
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

TOTAL FLOOR AREA : 393 sq.ft. (36.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be read 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.  
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