

AP MORGAN



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

Features:

- One-bedroom apartment
- First floor
- Open plan kitchen/living space
- Modern shower room
- Highly convenient location

Description:

CASH BUYERS ONLY

Opportunity to purchase a well-proportioned, modern one-bedroom apartment situated in central Redditch. The property enjoys proximity to Redditch train station and the renowned Kingfisher Shopping Centre.

The property is entered by a communal hallway opening into the kitchen/living room, a comfortable open-plan space. The kitchen provides an integrated oven, electric hob, sink, and integrated fridge/freezer. The living area enjoys space for lounge furniture and a dining table. The bedroom is a well-sized room accommodating a double bed and additional furnishings. The stylish shower room offers a sink with vanity unit, WC, and shower cubicle.

Situated in the heart of Redditch, the property offers shopping, schooling, travel and restaurants within minutes. Additionally, its location allows for swift access to many major local towns, and the M5 and M42 motorways.

Details:

Kitchen/Living Room 20'7" x 15'2" (6.27m x 4.62m) max dimensions

Bedroom 8'1" x 12'1" (2.46m x 3.68m) max dimensions

Shower Room 5'10" x 5'4" (1.78m x 1.63m)

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

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.

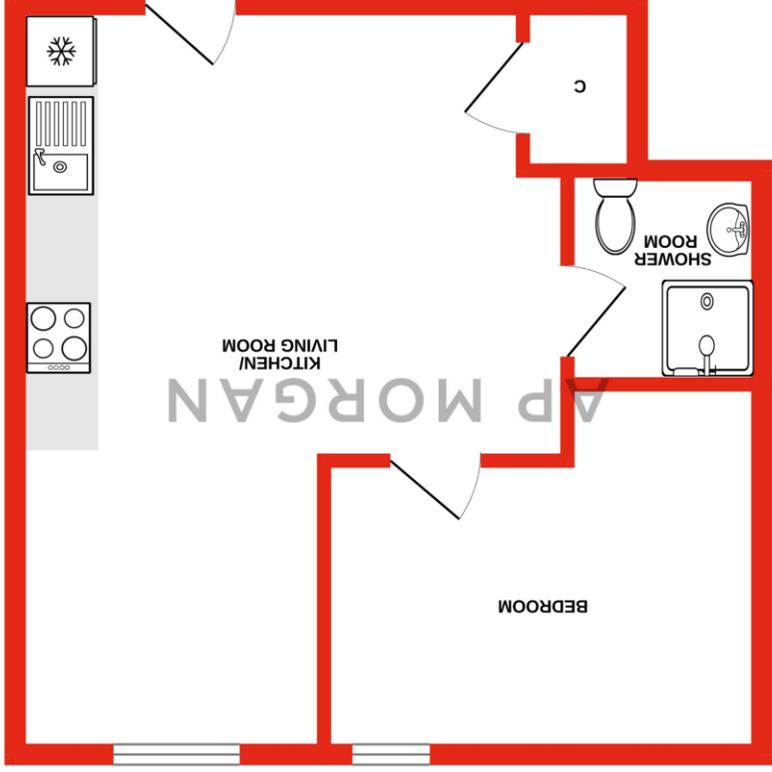
Need a solicitor?

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
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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.
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