

AP MORGAN



Gloucester Close, Enfield, Redditch
Offers in excess of £130,000

Features:

- Ground floor flat
- Two bedrooms
- En-suite to main bedroom
- Lounge/dining room
- Fitted kitchen
- Family bathroom
- Allocated parking
- Popular residential location

Description:

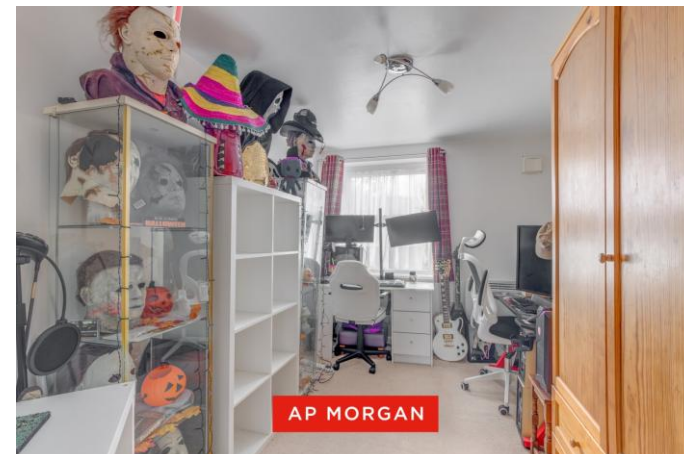
This well-presented ground floor apartment is situated within a modern and well-maintained residential development, offering comfortable and convenient living ideally suited to first-time buyers, downsizers, or investors.

The accommodation is thoughtfully laid out and begins with a welcoming entrance hall providing access to all principal rooms. The lounge/dining room is a bright and generously proportioned space, ideal for both relaxing and entertaining, with ample room for a dining table and seating. Adjacent to this is the fitted kitchen, which offers a practical layout with a range of units and worktop space, making it well suited to everyday use.

The property benefits from two bedrooms, including a well-sized principal bedroom which enjoys the added advantage of a private en-suite shower room. The second bedroom is versatile and could be used as a guest room, home office, or additional living space. Completing the accommodation is a modern family bathroom, fitted with a white suite.

Externally, the apartment enjoys the benefit of allocated parking, along with well-kept communal grounds that enhance the overall setting. The building itself is attractively finished in red brick and forms part of a quiet, established development.

Conveniently located for local amenities, transport links, and access to nearby towns and services, this ground floor flat combines practical living with a desirable location, making it an excellent opportunity for a wide range of buyers.



Details:

Hall

Bedroom 1 14'5" x 10'1" (4.4m x 3.07m) max dimensions

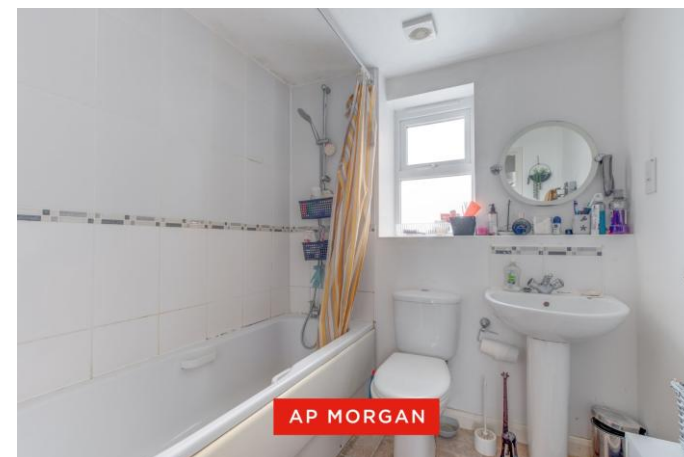
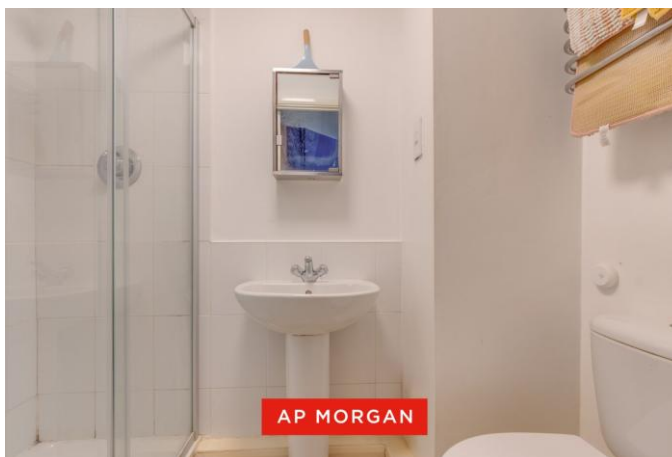
Ensuite 7' x 4'1" (2.13m x 1.24m)

Bedroom 2 12'4" x 8'3" (3.76m x 2.51m) max dimensions

Lounge/Dining Room 18'5" x 11'4" (5.61m x 3.45m) max dimensions

Kitchen 6'8" x 9'6" (2.03m x 2.9m)

Bathroom 6'1" x 6'1" (1.85m x 1.85m)



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 406 956.

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 01527 406 956, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

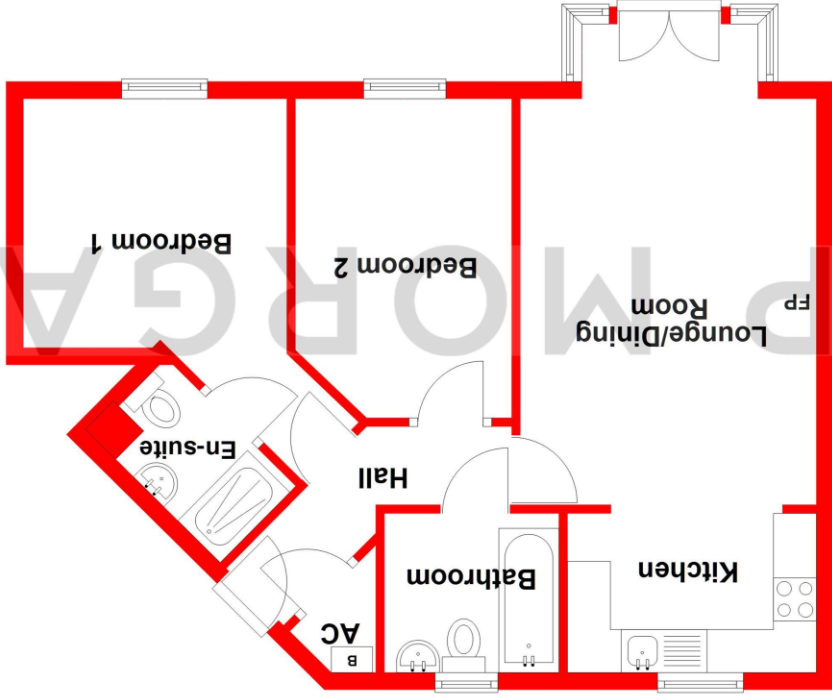
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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
Approx. 56.4 sq. metres (607.0 sq. feet)

Total area: approx. 56.4 sq. metres (607.0 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 misstatement. 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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