

**AP MORGAN**



**Ascot Way, Longbridge, Birmingham**  
Asking Price £165,000



**Features:**

- Immaculately presented ground floor flat
- New build
- One double bedroom with built in wardrobe
- Stylish and open plan lounge/Kitchen
- Bathroom with bath and shower cubicle
- Allocated parking space
- Sought after location
- EPC- B

**Description:**

A wonderful opportunity has arisen to purchase this stylish and immaculately presented, ground floor apartment located in the popular and sought after area of Longbridge, Birmingham. A new build built on the site of the old Austin works, this property is perfectly positioned close to local amenities and is ideal for young couples or first-time buyers.

Access to the building is via a security door which is always locked with a buzzer system in place for visitors. There is also an allocated parking space found at the rear of the property.

Briefly comprising of a welcoming entrance hallway with storage cupboard, stylish lounge, modern kitchen with built-in oven and electric hob as well as space for freestanding appliances, good sized double bedroom with built-in wardrobe and finally a spacious bathroom with bath and separate shower cubicle.

The property benefits from proximity to Longbridge town centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance.

There is 997 years left on the lease with a monthly service charge of £99.



**Details:**

**Lounge/Kitchen** 22'5" x 10'3" (6.83m x 3.12m)

**Bedroom** 14' x 10'10" (4.27m x 3.3m)

**Bathroom** 6'11" x 6'3" (2.1m x 1.9m)

**EPC Rating:** B

**Council Tax Band:** B (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 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 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

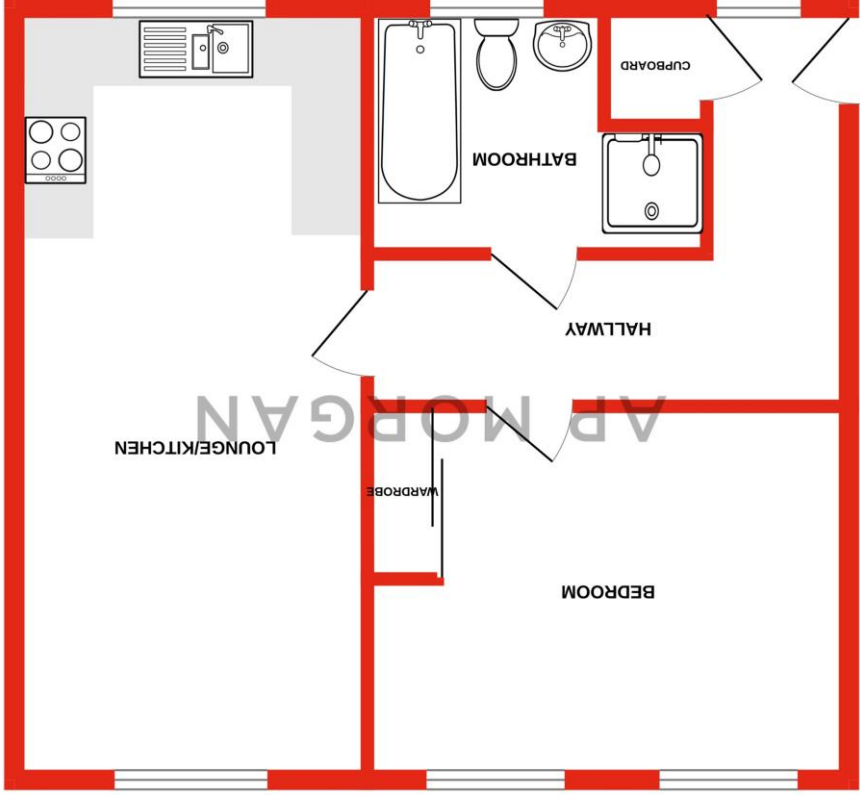
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout, AP Morgan does not guarantee the accuracy of the floor plan. Measurements are approximate and should be used as such. Any omission or mis-statement. This plan is for illustrative purposes only and should not be used as such. AP Morgan is not responsible for any errors, omissions, or mis-statements. 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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