

AP MORGAN



Ascot Way, Birmingham
Offers Over £225,000

Features:

- Spacious and modern ground floor apartment
- Modern fitted kitchen
- Stylish bathroom and en-suite shower room
- Allocated parking space.
- Sought after location

Description:

An immaculate two-bedroom ground-floor apartment, positioned in a modern residential development in Longbridge, Birmingham. This property is ideal for young couples looking for a modern flat with local amenities all within walking distance.

A lease of 997 years remains on the property. There a peppercorn ground rent.

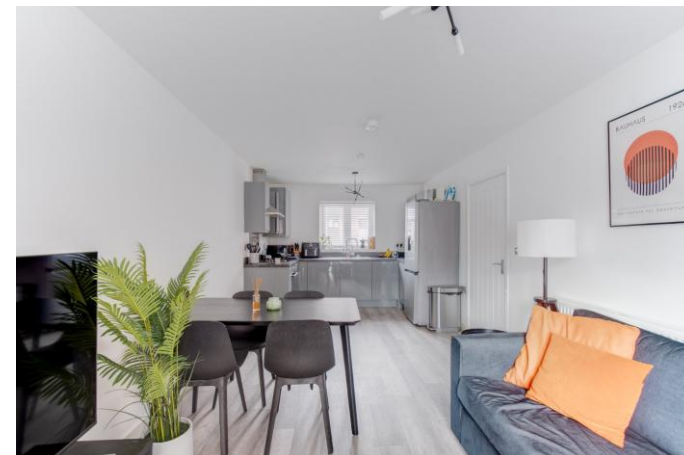
Annual service charge of £100.

This ground-floor two-bedroom apartment briefly presents an open plan kitchen/lounge/diner, bathroom, allocated parking & easy access to amenities.

Approaching the property, you're met with allocated parking bays at the front of the property.

Entering the property there is a spacious hall with immediate access to a storage cupboard. Bedroom one is a double with integral storage and an adjoining en-suite featuring a shower, wash basin, and WC. Bedroom two is also a double currently being used as an office. The bathroom is well-lit and versatile, featuring a bath, washbasin, WC, and shower.

The spacious kitchen/lounge/diner spans the length of the property allowing for a bright, open space. The kitchen features several integral appliances such as a dishwasher, sink, washing machine, gas hob, and oven as well as plenty of counter space. There is plenty of space for a large dining table, chairs, multiple suites and other freestanding furniture.



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. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Kitchen/Lounge/Diner 22'6" x 10'5" (6.86m x 3.18m)

Bedroom One 11'7" x 9'3" (3.53m x 2.82m)

Ensuite Bathroom 7'11" x 5'11" (2.41m x 1.8m)

Bedroom Two 11'7" x 8'6" (3.53m x 2.6m)

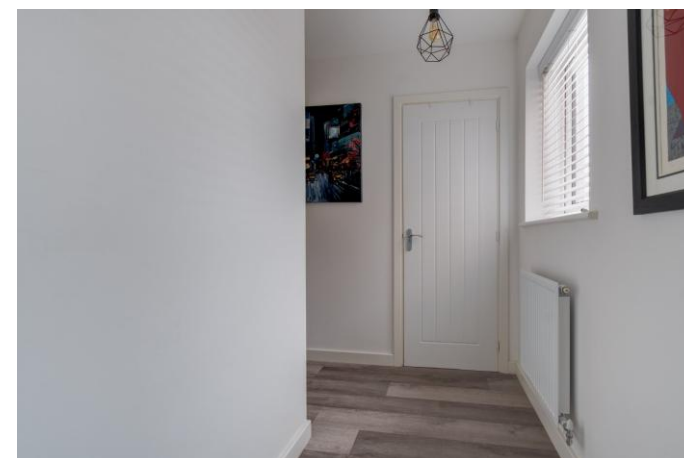
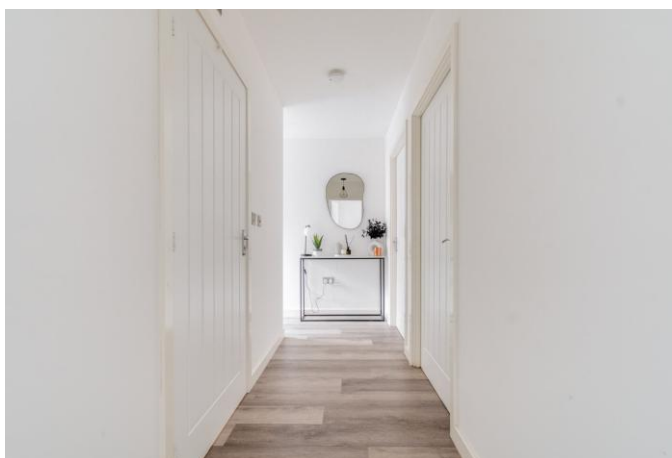
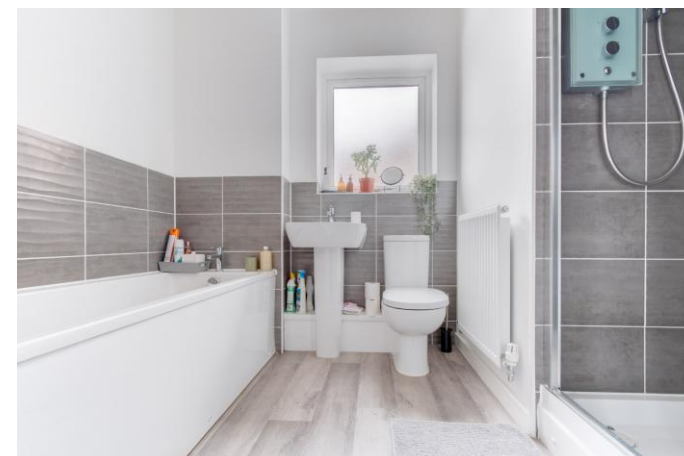
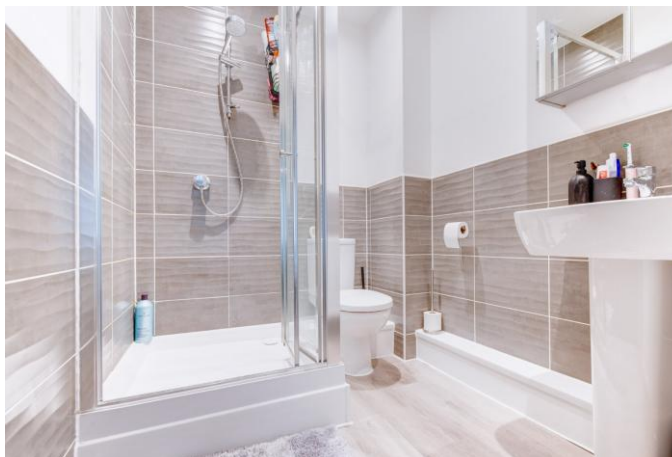
Bathroom 8'6" x 7' (2.6m x 2.13m) 8'6 Max

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

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.

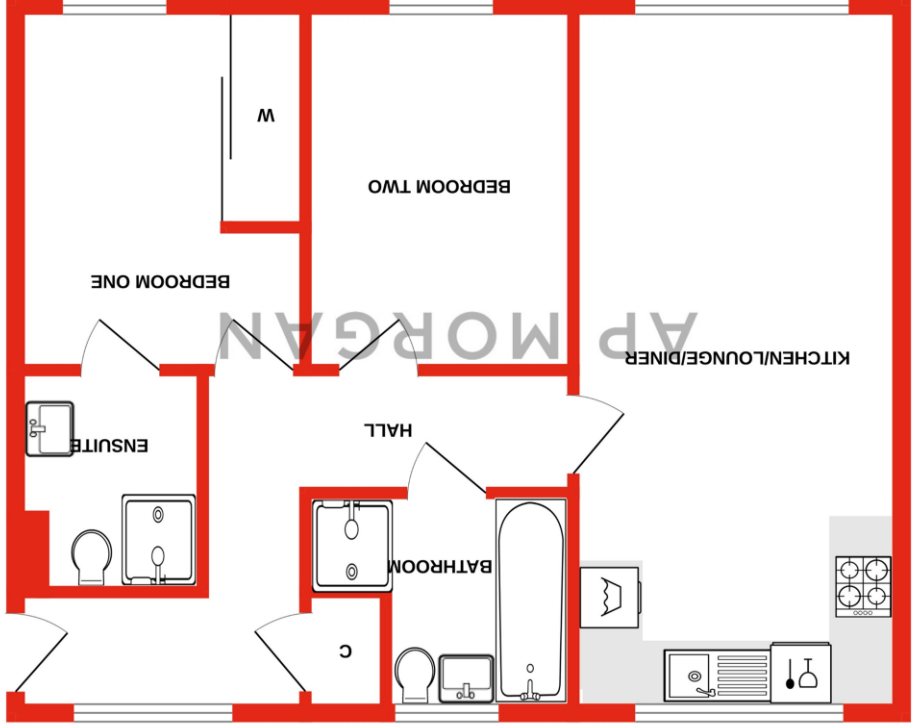
Need a solicitor?

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 laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any m checks and monitoring which might be required. This fee will n be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



What 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 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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