

AP MORGAN



Ambassador Avenue, Birmingham
Offers in the region of £175,000

Features:

- No Onward Chain
- Ground Floor Apartment
- Off-Road Parking
- Modern Kitchen
- Modern Bathroom
- Good Transport Links
- Well Positioned For Access To Local Amenities
- EPC: B

Description:

This one bedroom, ground floor apartment provides modern accommodation in a desirable new build development near to Longbridge Town Centre. Extremely well positioned for access to local amenities, the apartment is offered with integrated appliances, bathroom with separate bath and shower cubicle, ample built-in storage throughout, plus off-road parking.

In brief, the property comprises of the following: The front door leads to a hallway which in turn opens to an open-plan living area comprising of a large living space and a modern kitchen with integrated appliances. A large bedroom features a built-in wardrobe for storage. A modern bathroom benefits from a bathtub and separate shower cubicle. Externally, the property benefits from an allocated parking space.

Located near to Longbridge Town Centre, the property benefits from very close proximity to nearby shops and amenities. Nearby Longbridge train station provides direct trains into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

We have been informed that there are 997 years remaining on the lease from 1 January 2019. The property is subject to an Annual Ground Rent of £150.00 and an Annual Service Charge of £1,020.00.

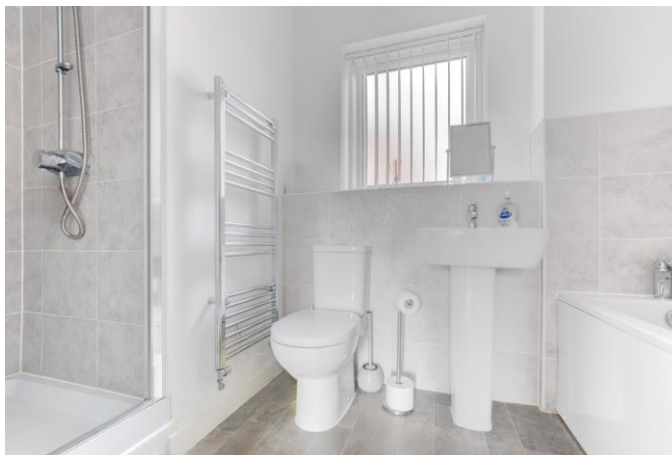


Details:

Open Plan Living 22'5" x 10'4" (6.83m x 3.15m)

Bedroom 14' x 11' (4.27m x 3.35m)

Bathroom 7' x 6'7" (2.13m x 2m)



EPC Rating: B

Council Tax Band: A (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?

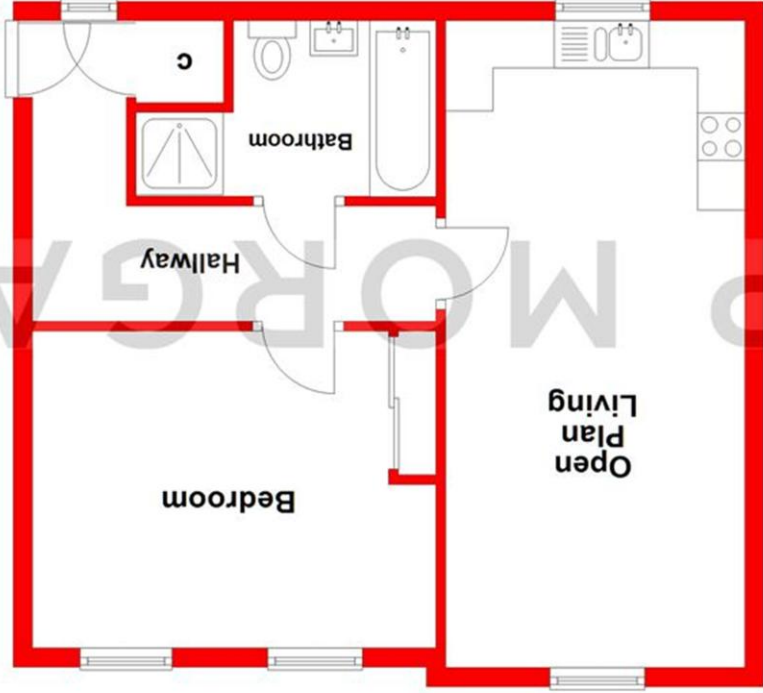
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 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. 522.7 sq. feet

Total area: approx. 522.7 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 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.
Plan produced using PlanUp.

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