

**AP MORGAN**



**The North Works, Longbridge**  
Asking Price £165,000



**Features:**

- One double bedroom
- Open plan kitchen/dining room/living room
- Karndean flooring in social areas
- Integral Indesit appliances
- Fitted bathroom
- MVHR system
- Pre-wired Hyperoptic Fibre
- Communal roof-top terrace

**Description:**

This beautifully presented, contemporary first floor apartment in the popular North Works development hosts one double bedroom, an open plan kitchen/dining room/living room, integral kitchen appliances, fitted bathroom, a MVHR system and prime positioning for amenities.

Approaching the property there is fob access at the side of the building with a partially covered carpark at the rear.

Entering the apartment there is a hall giving immediate access to the utility/storage cupboard, giving plenty of storage space while allowing use of the fitted washer/dryer, water cylinder and MVHR panel. The open plan kitchen/living room/dining room is spacious, presenting a fitted kitchen with ample counterspace and an integral Indesit fridge, freezer, electric oven, electric hob, dishwasher, cooking fume extractor hood and sink with drain. There is also space for multiple suites and a large dining table and chairs. The karndean wooden flooring helps to create a versatile living space which is supplemented by a private balcony accessed through a single French door. Bedroom One is a large double bedroom presenting newly fitted cream carpets with plenty of room for freestanding furniture. The bathroom is generous and fitted with a WC, washbasin and bath/mixer shower with the room finished in light clay tiling. The apartment is completed by an MVHR system providing ventilation and heat through ceiling fans.



Situated on the popular North Works development in Longbridge, this property is a short walk from Longbridge Retail Park and various amenities such as desirable schooling, shops, supermarkets and entertainment with bowling and cinema at Birmingham Great Park and vast outdoor spaces such as The Lickey Hills and Cofton Park. The block also hosts a rooftop terrace for residents of the block, perfect for social gatherings or exercising.

**Details:**

**Kitchen/Diner/Lounge** 21'5" x 18'4" (6.53m x 5.6m) Both Max

**Bedroom One** 14'10" x 9'11" (4.52m x 3.02m) Both Max

**Bathroom** 6'11" x 6'5" (2.1m x 1.96m)

**Utility Room** 5' x 3'2" (1.52m x 0.97m)



**EPC Rating:** To be confirmed

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

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Property to sell?

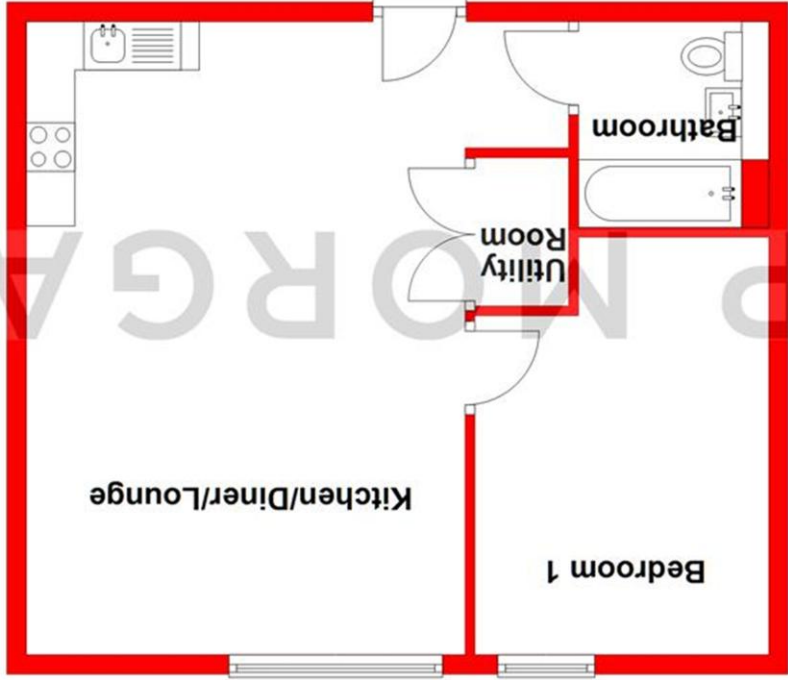
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Second Floor  
Approx. 50.4 sq. metres (543.0 sq. feet)

Total area: approx. 50.4 sq. metres (543.0 sq. feet)

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Plan produced using PlanUp.

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