



Flat 4, 19 Ascot Way

, Birmingham, B31 2BW

Offers In The Region Of £220,000



****STUNNING MODERN BUILD, TWO BEDROOM APARTMENT**** A beautiful first floor apartment, situated in this new development located in Longbridge. The property is within close proximity to Longbridge train station and the Longbridge High Street, shopping development, motorway links, and the Lickey Hills Country Park. The property comprises as follows; communal entranceway, entrance hallway with a storage cupboard, bedroom one with built-in wardrobe and en-suite shower room, further double bedroom, apartment bathroom with a four piece suite, spacious open plan living/dining/kitchen with doors to a Juliet balcony. The property also has a bike store accessed via a key, central heating, double glazing, two allocated parking spaces and No Upward Chain. Energy performance rating B. To arrange a viewing, please call our Kings Norton Office.



Approach

This first floor apartment is approached via a front secure front entry door with stairs giving rise to the first floor with entry door opening into:

Hallway

With wall mounted intercom system, ceiling light point, central heating radiator, double glazed window to the front aspect, door opening into useful storage cupboard, further ceiling light point and doors opening into:

Bedroom One

10'10" x 10'10" (3.305 x 3.318)

With mirror fronted wardrobes, double glazed window to the rear aspect, central heating radiator, ceiling light point and door opening into:

En-Suite

5'8" x 5'6" (1.743 x 1.696)

With central heating radiator, part tiling to walls and splash backs, ceiling light point, ceiling mounted extractor fan, wash hand basin on pedestal with mixer tap over, low flush push button WC and walk-in shower cubicle with mains shower over.

Bedroom Two

7'6" x 10'10" (2.309 x 3.323)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

6'5" x 6'3" (1.956 x 1.915)

With obscured double glazed window to the front aspect, walk-in shower cubicle with electric shower over, low flush push button WC, wash hand basin on pedestal with mixer tap over, bath with mixer tap

over, tiling to splash back areas, ceiling mounted extractor fan and ceiling light point.

Open Plan Living/Dining and Kitchen

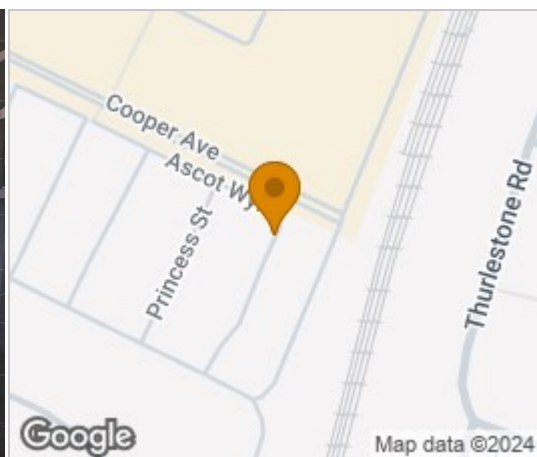
22'5" x 11'6" (6.833 x 3.517)

With double glazed double opening door to the Juliette balcony to the rear aspect, central heating radiator, ceiling light point and walkway into kitchen. With a selection of matching wall and base units, space facility for washing machine, space facility for fridge freezer, space facility for tumble dryer, double glazed window to the front aspect, integrated oven with four ring burner gas hob with extractor over, cupboard houses boiler and ceiling light point.

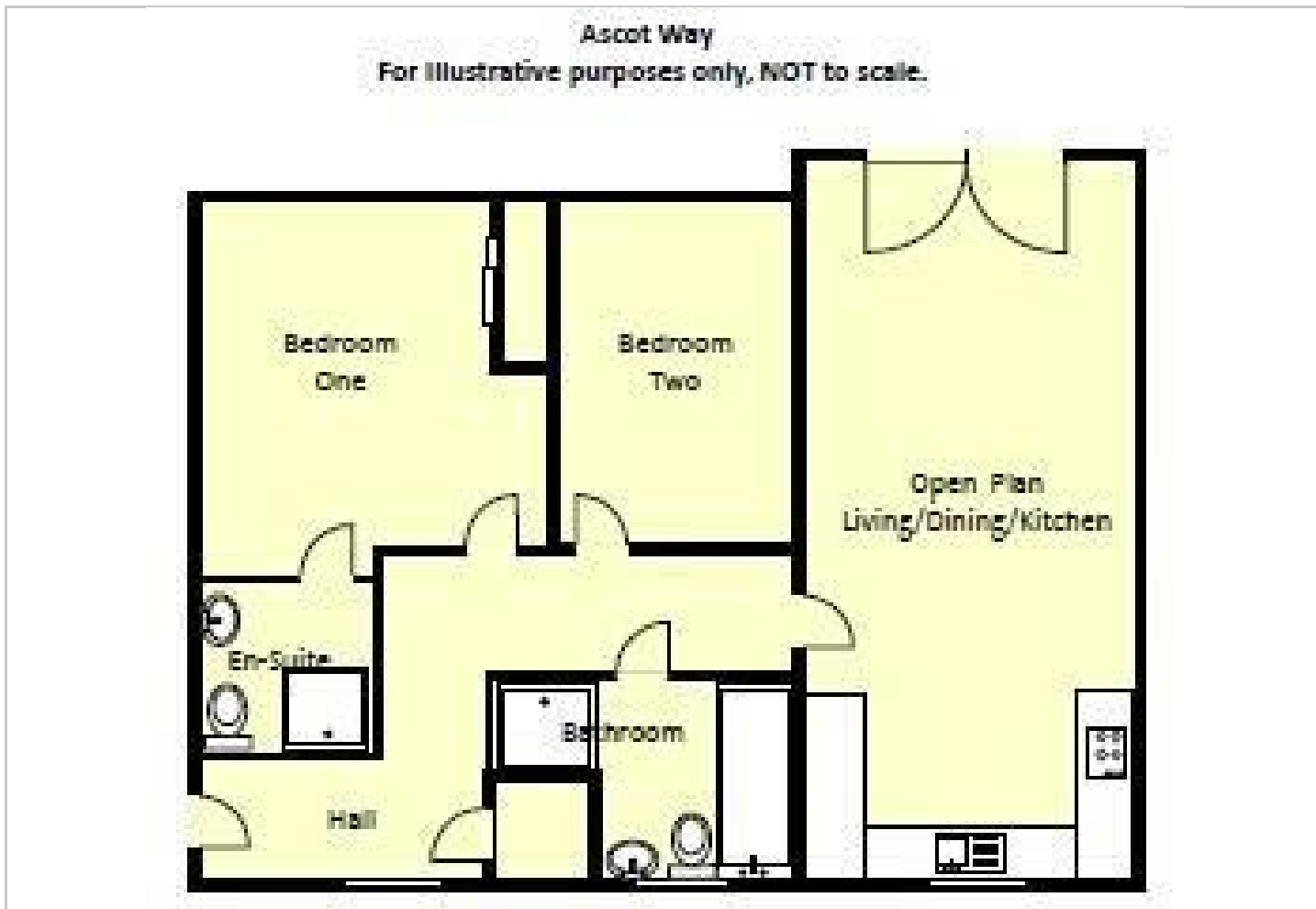
Tenure

We believe this property is Leasehold with 993 years remaining subject the a Solicitors confirmation. Service Charge payable is £1,299.48 with no ground rent payable.





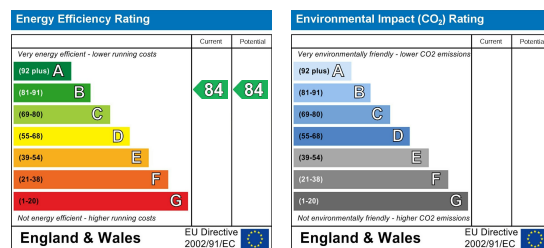
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.