

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Langdon Walk, South Yardley, Birmingham B26 1EL  
£95,000

**archerbassett**  
LETTINGS AND SALES

**\*\*ATTENTION INVESTORS - CURRENT RENTAL YIELD OF 7.2%\*\*** A well presented one bedroom ground floor apartment on a popular development close to local amenities. Benefiting from double glazing and warm air heating. Briefly comprising of a spacious lounge/diner, large fitted kitchen with a range of wall and base units and a part tiled bathroom with neutral suite to include bath with electric shower over, W/C and handwash basin. Additional benefits include built in storage cupboards in the hallway and communal gardens.

**Kitchen**

**9'10" x 10'6" (3.00m x 3.22m )**

Double glazed window to side, spacious kitchen with a range of fitted wall and base units, plus additional built in storage.

**Living Room**

**13'6" x 10'6" (4.14m x 3.21m )**

Large double glazed window to front, generously sized lounge with carpet.

**Bedroom**

**11'6" x 9'1" (3.52m x 2.77m )**

Double glazed window to front, large double bedroom with carpet.

**Bathroom**

**6'7" x 5'8" (2.02m x 1.73m)**

Double glazed window to rear with privacy glass, part tiled bathroom with neutral suite to include bath with shower over, W/C and handwash basin.

**Tenure - Leasehold**

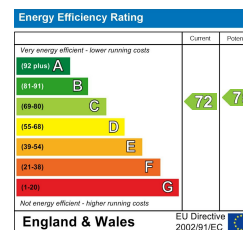
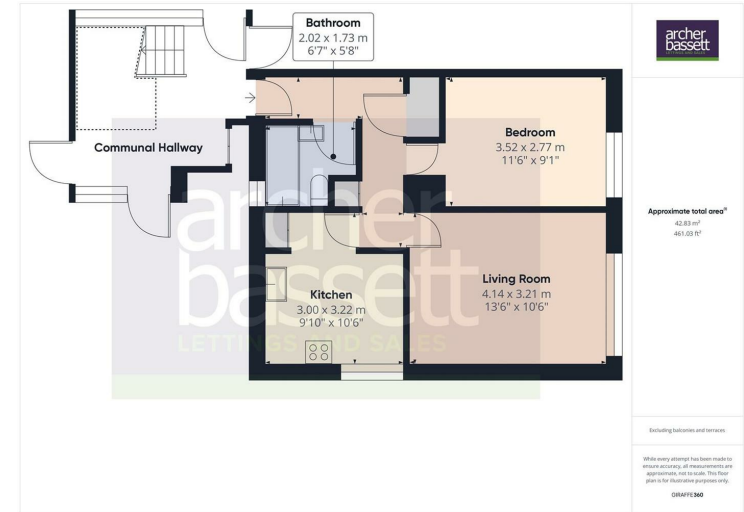
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

**Viewings**

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Viewings are strictly by appointment only via Archer Bassett.



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