



Connells

Ascot Way  
Northfield





## Property Description

A well-presented 2-bedroom ground-floor apartment located in the popular residential area of Northfield. The property offers a bright and spacious open-plan lounge with fitted kitchen, two generous bedrooms, and a modern bathroom - making it an excellent choice for first-time buyers, downsizers, or investors.

Further benefits include allocated parking and easy ground-floor access, providing practical day-to-day convenience. The apartment is ideally positioned for local shops, supermarkets, schools, and excellent transport links, including Northfield train station and major commuter routes into Birmingham city centre and the QE Hospital.

A low-maintenance home in a well-connected and sought-after location.

## Hallway

Intercom system, panelled radiator, window to side, storage cupboard, electrical point, ceiling light point, laminate flooring

## Kitchen/Living Room

matching base and wall units, gas point hob, window to front, electrical point, panelled radiator, ceiling light points, tv point, window to rear, vent

## Main Bedroom

window to rear, panelled radiator, electrical points, ceiling light point, tv point, built in sliding wardrobe

## En-Suite

walk in shower, low flush WC, hand wash basin, panelled radiator, mirrored cabinet, part tiled, ceiling light point, fan

## Bedroom 2

panelled radiator, window to rear, electrical points, ceiling light point, vent

## Bathroom

full size bath, walk in shower, panelled radiator, frosted window to rear, low flush WC, hand wash basin, ceiling light point

## Agents Note

Lease: 1,000 years from 2022, 997 years remaining.

Service charge ££1,100 per annum.











Total floor area 62.4 m<sup>2</sup> (672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1100.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO310434](http://connells.co.uk/Property/HBO310434)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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