



HERITAGE ESTATE AGENCY



Flat 3, 20 Kings Gate York Road, Kings Heath, B14 7SF
£995 PCM

A Two Bedroom First Floor Apartment



**Kings Gate comprises in further detail:**

The property is set back from the road and approached via communal door opening to communal hallway with stairs rising to first floor leading onto:

Communal Landing

Private entrance door opening to:

Entrance Hallway

Ceiling spot lights, security intercom system, wood effect flooring, wall mounted electric heater and doors to:

Airing Cupboard

Housing water tank.

Built-in Wardrobe/Storage

Ceiling light point, hanging rail, electric point and wood effect flooring.

Open Plan Lounge/Dining Area/Kitchen - Living Area 17'6" x 10'11"

Windows to rear and side aspects, sliding door to Juliette balcony, two ceiling light points, two wall mounted electric heaters and opening to:

Kitchen Area 8'10" x 8'3"

Ceiling spot lights, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, under cupboard lighting, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring electric hob and extractor hood over, integrated fridge/freezer, built-in wine rack, dish washer and washing machine.

Bedroom One 8'11" x 11'7" max

Window to side aspect, ceiling light point, wall mounted electric heater and doors to:

Dressing Room 7'5" into wardrobe x 4'

Window to side aspect, ceiling light point and built-in wardrobe with sliding mirror doors.

Jack and Jill Bathroom 7'5" x 5'6"

Door to hallway and bedroom one, obscured window to front aspect, ceiling spot lights, extractor fan, electric shaver socket, towel rail, large mirror part tiled walls, tiled flooring and a bathroom suite comprising: panelled bath with shower over, wall mounted wash hand basin with mixer tap over and inset w.c.

Bedroom Two 9'6" x 12' max

Window to side aspect, ceiling light point, wall mounted electric heater, fitted wardrobes with over head storage and door to:

En-Suite Shower Room

Ceiling spot lights, extractor fan, part tiled walls, tiled flooring, wall mounted heated towel rail and a suite comprising: shower cubicle with wall mounted chrome shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

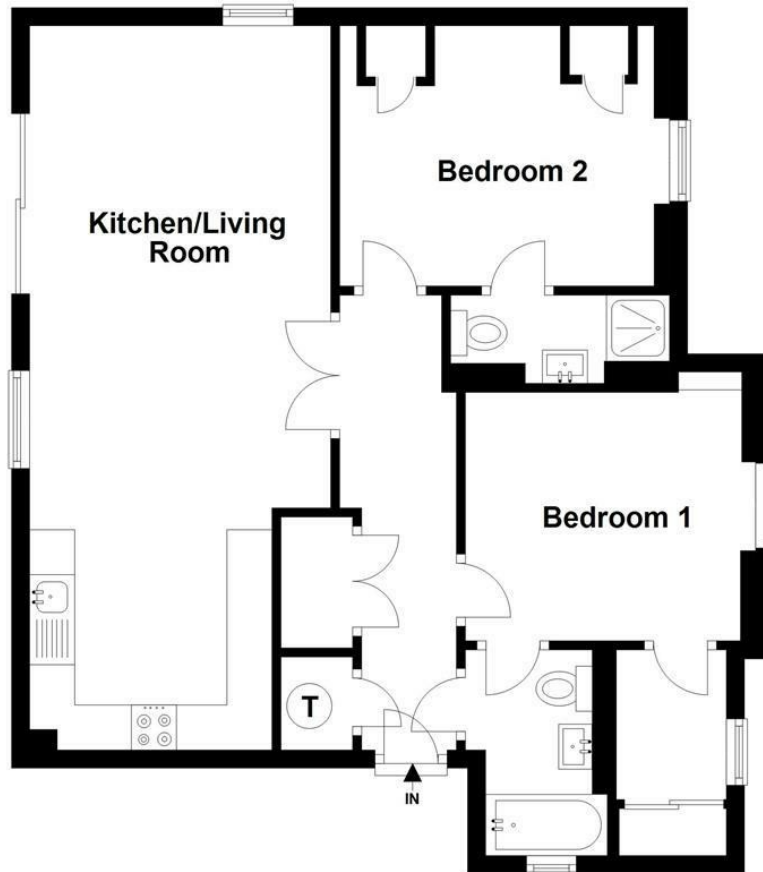






Apartment 3, 20 Kings Gate

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

VIEWING By appointment through 'Heritage'

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Our opening times are:-

Monday - Friday 9.00am - 5.30pm

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LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

