



# 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'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

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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.

