



**£1,050 Per Month**

1 Kings Gate, Kings Heath, Birmingham, West Midlands, B14 7SF

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\*LOVELY GARDEN APARTMENT IN THE HEART OF KINGS HEATH!\* Tucked away in this quiet cul-de-sac off York Road in the heart of Kings Heath, with all of its well renowned independent shops, bars and restaurants on the doorstep is this excellent, two bedroom, ground floor garden apartment which is available immediately and offered unfurnished! Ideally placed for all the area has to offer the accommodation briefly comprises; private front door, entrance hallway, bedroom one with en-suite shower room, second bedroom with en-suite bathroom, open-plan kitchen and living room and access out onto a lovely private garden via the living room French doors. The property also comes with one allocated parking space. To arrange your viewing please contact our Lettings Team or please feel free to have a browse of our website for further information.

## Approach

This property is approached via a private entrance door giving entrance to:

## Hallway

With ceiling spotlights, wall mounted electric heater and door opening into:

## Open Plan Living and Kitchen

9'5" x 26'6" (2.87 x 8.08)

With two ceiling light points, double glazed patio doors overlooking and providing access to the rear garden and wall mounted electric heater. Kitchen with cream wall and base units with marble effect work surfaces incorporating stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiling to splash back areas, tiling to flooring, integral fridge freezer, Bosch cooker, hob and extractor hood over, built-in Bosch dishwasher and built-in Bosch washing machine.

## Bedroom One

With double glazed windows overlooking the front aspect, wall mounted electric heater and further door opening into:

## En-Suite Shower Room

5'6" x 6'2" (1.68 x 1.88)

With three piece white bathroom suite comprising wall mounted sink with mixer tap over, low flush WC, corner shower cubicle with shower attachment above, opaque double glazed window to the front aspect, wall mounted extractor fan and central heated towel rail.

## Bedroom Two

8'9" x 11'10" (2.67 x 3.61 (2.66 x 3.60))

With double glazed window overlooking the garden side aspect.

## Jack and Jill Bathroom

4'8" x 9'7" (1.42 x 2.92)

With three piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, panelled bath with mixer tap over and shower attachment above, tiling to flooring, tiling to splash backs, central heated towel rail, ceiling mounted light point, ceiling mounted extractor, door opening into airing cupboard providing storage and water tank and further door into;

## Rear Garden

With patio area with lawn turfed area and paved patio area and fencing surround, shrubs to borders, lawn turfed area and further patio area and rear gated communal access.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

