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Allan Morris

estate agents



24 The Worcestershire, St. Andrews Road, Droitwich, WR9 8DW

This light and airy third floor apartment, with a long lease of 999 years from May 2003, is situated in the heart of Droitwich within walking distance of the amenities of the town centre and railway station. The apartment has gated off-road parking, PVC double glazing and gas-fired central heating.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.

Price £158,950

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IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- **Third floor apartment**
- **999 year lease from 2003**
- **Two bedrooms**
- **Bathroom**
- **Living room**
- **Fitted kitchen**
- **Oven, hob, cookerhood & dishwasher included**
- **Fridge/freezer & washer dryer included**
- **PVC double glazing & gas-fired central heating**
- **Gated allocated parking**

The property more particularly comprises:

A double glazed communal entrance door, with an intercom to the apartment, opening to the communal entrance hall with double glazed door to the courtyard parking to the rear. Three flights of stairs lead up to the THIRD FLOOR LANDING a front door to the apartment, double glazed window to the front, timed lighting and a built-in cupboard housing the water meter.

ENTRANCE LOBBY

Having an inset ceiling spotlight and a door to the RECEPTION HALLWAY having doors to all rooms, radiator, intercom to the communal entrance doors, laminate flooring, built-in store cupboard and three inset ceiling spotlights.

LIVING ROOM 15'2" x 13'8" (4.62m x 4.17m)

(Measurements include recess) having a feature fireplace, double glazed dormer window to the front, two radiators, laminate flooring, two ceiling light points and TV, satellite and FM radio points.

FITTED KITCHEN 9'6" x 8'8" (2.90m x 2.64m)

(Measurements include units) having a range of high gloss fronted base and wall units with worktop surfaces, single bowl/single drainer sink, integrated dishwasher, fridge/freezer and washer dryer, built-in electric oven and four ring gas hob with cookerhood over. Part tiled walls, tiled flooring, radiator, four inset ceiling spotlights and a cupboard housing the wall mounted 'Ideal' combination boiler.

BEDROOM ONE 13'0" x 8'10" (3.96m x 2.69m)

(Measurements include wardrobe) having a fitted three door wardrobe with shelving to the side, double glazed window to the rear, radiator, TV aerial point, laminate flooring and a ceiling light point.

BEDROOM TWO 9'6" x 7'4" < 11'4" (2.90m x 2.24m < 3.45m)

(Measurements include wardrobe) having a double glazed window to rear, radiator, laminate flooring and six inset ceiling spotlights.

BATHROOM 9'0" x 5'2" (2.74m x 1.57m)

(Measurements include suite & recess) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled 'spa' bath with shower and screen over. Part tiled walls, tiled flooring, obscure double glazed window to rear, chrome towel rail radiator, extractor fan, large fitted mirror and three inset ceiling spotlights.

OUTSIDE

PARKING

The property benefits from an allocated parking space (number 24) in the gated courtyard to the rear of the apartment.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD for a period of 999 year from 2003 for which no ground rent is payable due to the freehold being owned by The Worcestershire (Droitwich) Management Company, to which owners are automatically enrolled on purchase of the apartment.

MANAGEMENT COMPANY & SERVICE CHARGES

The vendor advises that the freeholder is 'The Worcestershire (Droitwich) Management Co Ltd', who engage Barnsdales to advise and assist with the management of the property, including the collection of the annual service charge, which we are advised is currently £1.073.00. In addition, we are informed that no pets are allowed under the rules of the apartments and that no age restrictions apply.

Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: B

(Wychavon District Council)

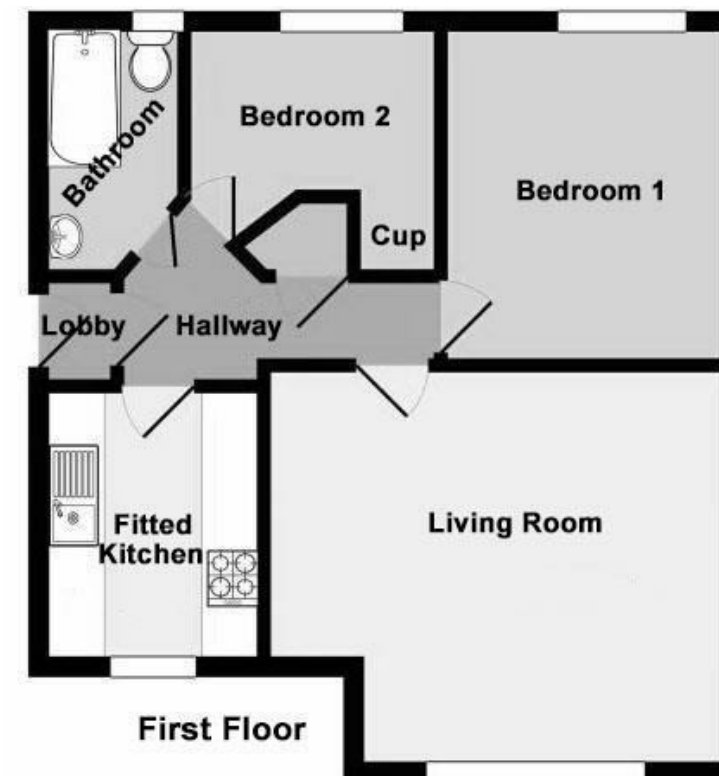
EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

The property will be found in Droitwich town centre on St Andrews Road.

AMP:2131/D1



Not to scale

For general guidance and information purposes only.