

# Baynton House

14 purpose-built, high quality, one-bedroom apartments with parking

Stourport Road, Kidderminster, DY11 7BG





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This development, close to the beautiful Brinton Park in Kidderminster, has been fully let and expertly maintained.





# Introduction

Baynton House is a freehold modern block of 14 one-bed apartments in the town of Kidderminster and this prospectus provides key information on the property.

**Location:** 437/438 Stourport Road,  
Kidderminster, DY11 7BG



Baynton House is arranged over 3 storeys to the main part and single storey to the rear.

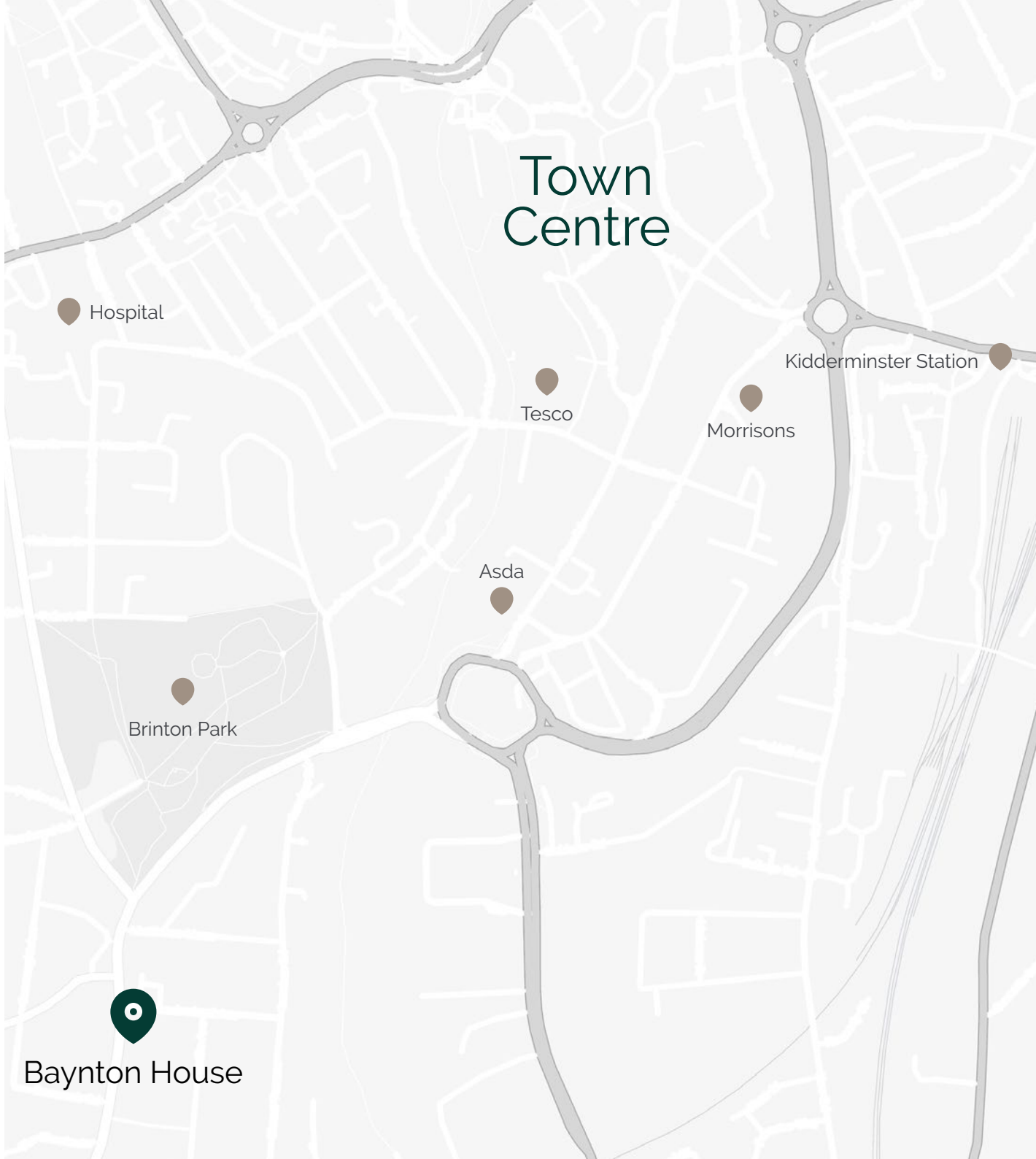
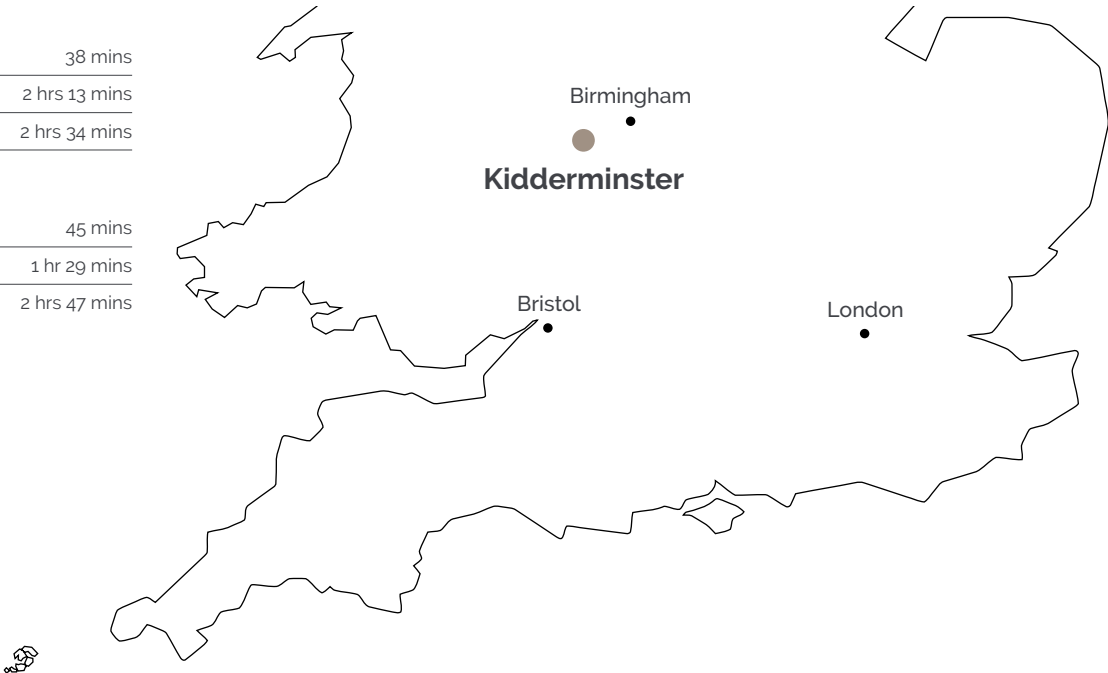


# Baynton House

Baynton House was a former freehold GP Surgery in Stourport Road, Kidderminster which was acquired by Abodeco Group Holdings Ltd who gained planning for conversion into 14 apartments in 2017.

Abodeco Group Holdings Ltd carried out the development through their own contractors and completed the build in mid-2018. Baynton House is arranged over 3 storeys to the main part and single storey to the rear. The freehold of Baynton House passed to Mirus Investments Limited in September 2021.

🚆 Train	
Birmingham	38 mins
Bristol	2 hrs 13 mins
London	2 hrs 34 mins
🚗 Car	
Birmingham	45 mins
Bristol	1 hr 29 mins
London	2 hrs 47 mins





## Situation

The properties are conveniently located off the A451 Stourport Road, with a range of local shopping in close proximity. In addition, Foley Park Primary School lies opposite. The Stourport Road corridor has evolved to be in one of the principal employment corridors within the district. There is a bus stop outside the building and Kidderminster has mainline railway connections to Worcester, Birmingham and London. The Town is well serviced with facilities, having its own hospital, schools, shopping and road transport connections to the M5 and M42.

## Services

Each of the apartments are separately mains metered for electric and water. Heating is via electric radiators.

## Local authority

Wyre Forest District Council tel: 01562 732928

## Tenure

Baynton House is being sold with freehold title, subject to the residential tenancies.

## Sales Proposal

Baynton House is for sale at £1,425,000.

In addition, 49 Northumberland Avenue is owned by the seller, which lies adjacent and is a 3-bedroom detached house. This may be available by separate negotiation.

## Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of the sales particulars, are to be excluded from the sale.

## Management

The apartments have and continue to be professionally managed by Nock Deighton. They have dealt with the tenancies, compliance and maintenance. Data is available to provide more information to interested parties.

## Viewing and further information

## Contact

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## 6 Baynton House Prospectus

Divided into 14 one bedroomed apartments, each has an allocated parking space and numbered waste bins.



The property was thoroughly redeveloped in 2018:

- New roof
- New windows
- Full fire alarm system throughout
- CCTV
- Replaced drainage and sewer
- Completely rewired
- Planning consent and building regulations approval attained





# Apartments 1-14

All have the same high specification with different internal layouts.

Specification includes:

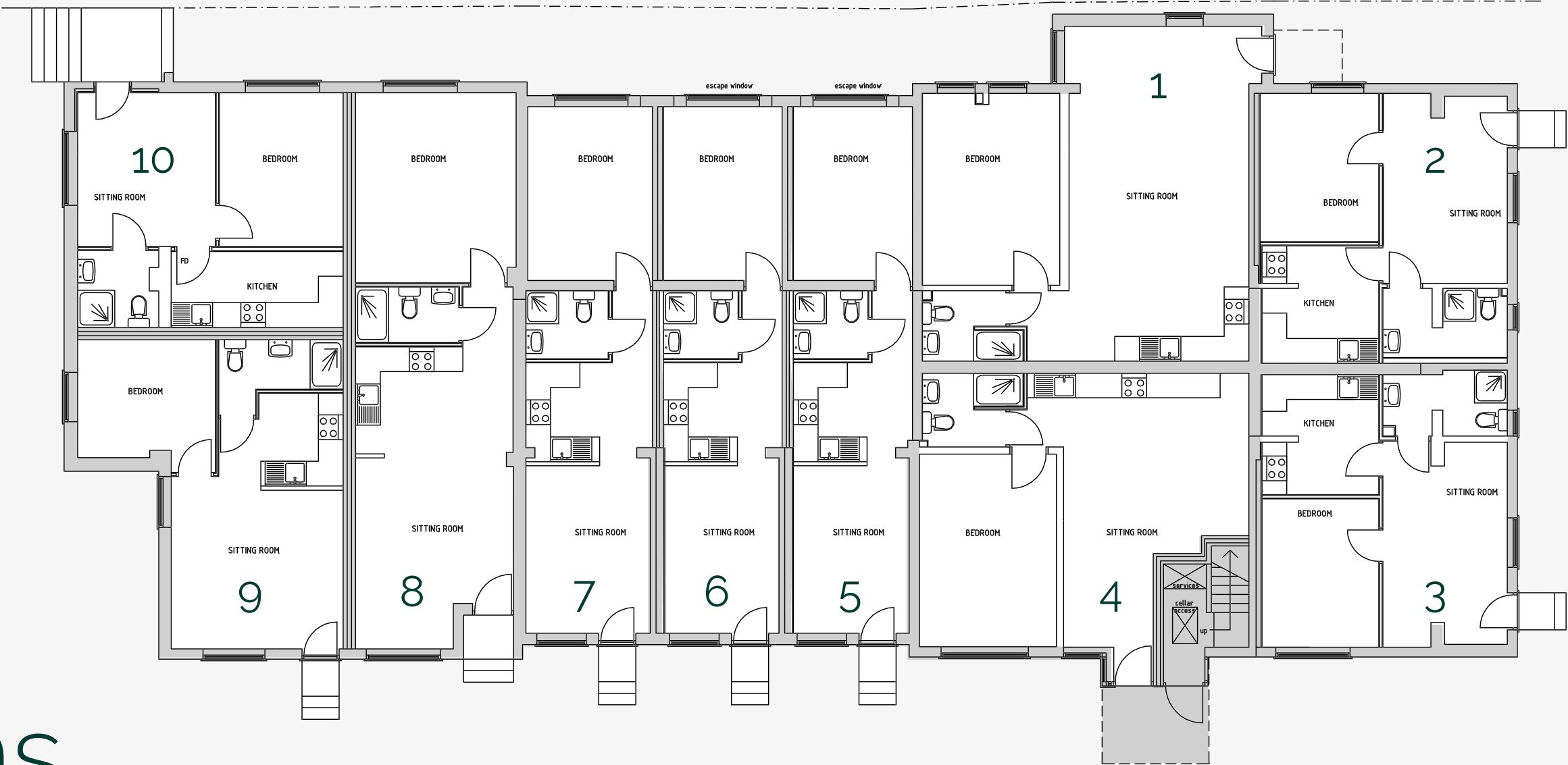
- Electric heating
- Electric water heating to kitchen and bathroom sink
- Electric Shower
- Fitted kitchen
- Pre-installed Cable / Satellite TV
- Oven
- Hob

Since 2018 all the apartments have been let to mainly professionals and maintained in excellent order.



Baynton House was converted in 2018 and has been finished to a high standard.

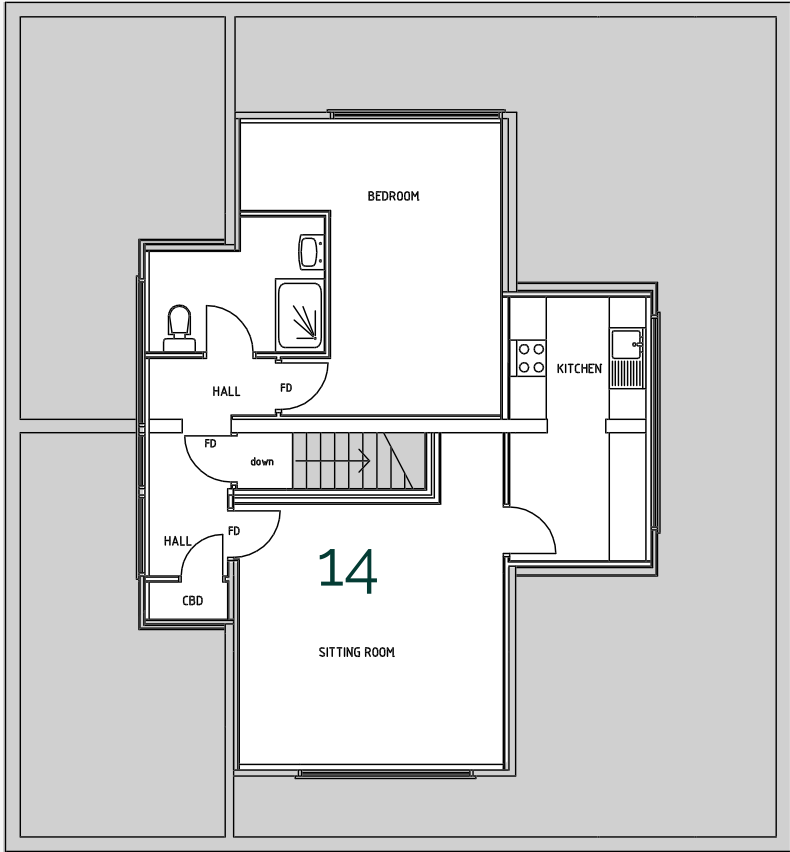




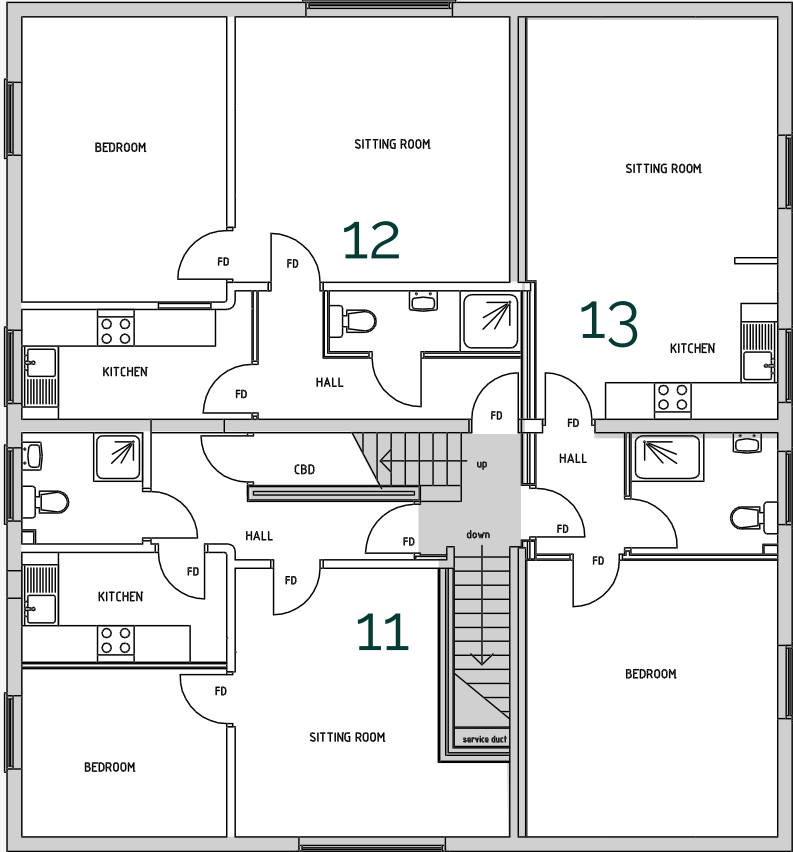
# Plans

Ground floor Apartments 1 - 10





Second floor Apartment 14



First floor Apartments 11 - 13

# Plans

First and Second floor Apartments 11 - 14

# Plans

Allocated parking spaces

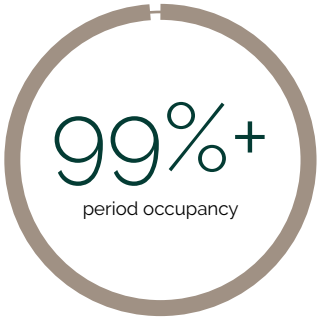




# Financials

Baynton House has been professionally managed by a local agent, Nock Deighton, and well maintained since completion in 2018. All apartments are occupied on AST's.

Type	Flat #	Floor	SqM	Rent
Larger 50-59 sqm	1	Ground	59	£695.00
Medium 40-49 sqm	2	Ground	40	£615.00
Smaller 30-39 sqm	3	Ground	39	£685.00
Medium 40-49 sqm	4	Ground	45	£645.00
Smaller 30-39 sqm	5	Ground	35	£575.00
Smaller 30-39 sqm	6	Ground	36	£605.00
Smaller 30-39 sqm	7	Ground	38	£575.00
Medium 40-49 sqm	8	Ground	50	£615.00
Smaller 30-39 sqm	9	Ground	37	£600.00
Smaller 30-39 sqm	10	Ground	37	£590.00
Medium 40-49 sqm	11	1st	46	£675.00
Larger 50-59 sqm	12	1st	53	£695.00
Larger 50-59 sqm	13	1st	54	£670.00
Larger 50-59 sqm	14	2nd	52	£695.00
Monthly Total				£8,935.00
Annual Total				£107,220.00



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