

AP MORGAN



Charland Court, Droitwich,
£775 per month

Features:

- Available start of December
- First-floor apartment
- Two spacious bedrooms
- Generous sized lounge
- Ample storage throughout
- Newly refurbished
- Communal parking
- Close to shops, schools and amenities

Description:

Introducing this newly refurbished first-floor apartment, offering two spacious bedrooms, a generously sized lounge, a well-equipped kitchen and bathroom, as well as the convenience of communal parking — all situated in a peaceful location in Droitwich Spa.

On arrival, the apartment block is tucked away on a quiet road, providing a tranquil setting surrounded by well-maintained greenery and offering ample communal parking. The entrance to the apartment building is via security doors with an intercom to call up to the property.

The apartment is located on the first floor, and upon entry, you are welcomed into the entrance hall, which provides access to each room. The lounge is a generous space suitable for both relaxing and dining, featuring a large window that allows plenty of natural light to flood the room. This leads into the kitchen, which is fitted with ample storage and counter space, an integrated oven with a four-burner gas hob, a washing machine, and an under-counter fridge for convenience.

Off the hallway, you'll also find a small storage cupboard and a larger cupboard — ideal for use as a utility area, dressing room, or additional storage. The first bedroom is a generous double, while the second bedroom is a spacious single. The bathroom is well-appointed with a toilet, wash basin, and a bathtub with an overhead shower.

The property is conveniently located close to local shops and amenities, just 1.7 miles from Droitwich Spa town centre. It also benefits from proximity to several well-regarded schools, excellent public transport links, and easy access to the M5 and M42 motorways.



Details:

Entrance Hall

Lounge 10'5" x 18'8" (3.18m x 5.7m)

Kitchen 6'11" x 10'6" (2.1m x 3.2m)

Bedroom One 10'5" x 12'4" (3.18m x 3.76m)

Bedroom Two 7'1" x 12'4" (2.16m x 3.76m)

Bathroom 7'1" x 9'3" (2.16m x 2.82m)

Storage 5'8" x 5'2" (1.73m x 1.57m)



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

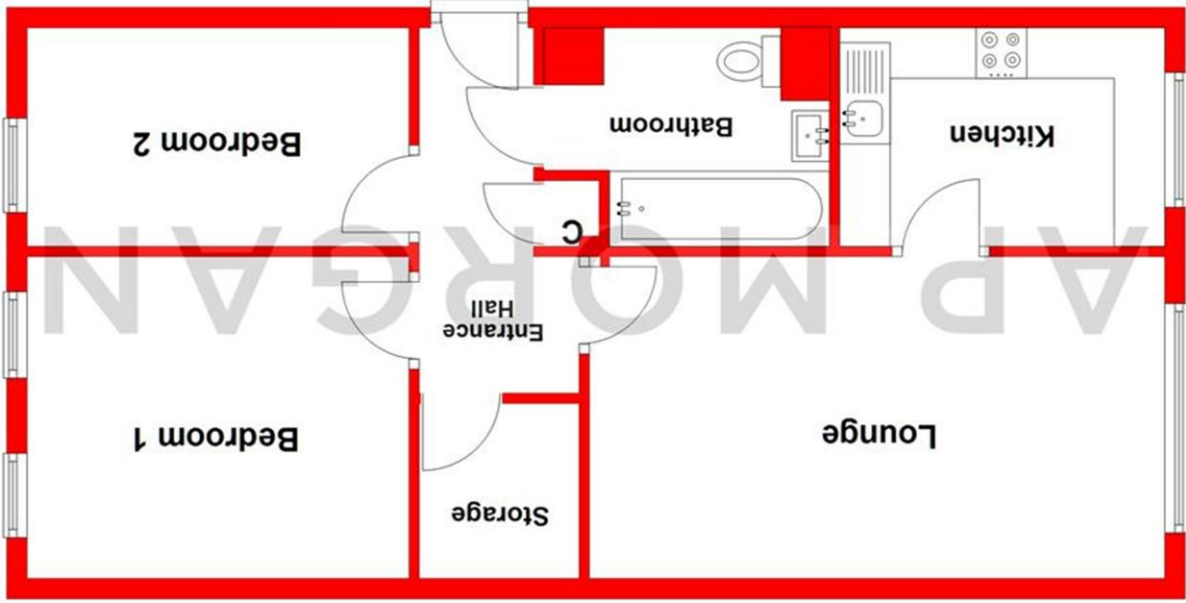
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 60.9 sq. metres (655.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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