

**AP MORGAN**

**St James Court, The Strand, Bromsgrove**  
Offers in the region of £69,950



**Features:**

- First floor retirement apartment
- Central location in Bromsgrove Town
- Double bedroom with built in wardrobe
- Open plan lounge/diner
- Kitchen
- Modern shower room
- Attractive communal gardens
- Communal resident parking
- Resident facilities

**Description:**

Offered with no-onward chain is this well-presented one-bedroom first-floor retirement apartment situated in the heart of Bromsgrove town centre, this flat boasts a range of amenities, including warden control for added peace of mind, a convenient lift, a modern shower room, and kitchen. Additionally, residents have access to a delightful communal garden and off-road parking.

The accommodation is thoughtfully designed with features such as emergency pull cords and a heating system that includes a storage heater in the lounge/diner and electric wall heaters in the bedroom and hallway, all supported by an Economy 7 meter.

The layout briefly comprises:

A secure entry system provides access to the communal hall, where stairs and a lift offer convenience and accessibility. Upon entering the flat, you're greeted by a welcoming hallway complete with a handy storage cupboard. The lounge/diner is a comfortable and versatile space with an archway leading through to the modern kitchen. The kitchen is well-equipped, featuring an integrated oven and electric hob with an extractor. The master bedroom offers built-in wardrobe while a modern shower room completes the interior.

We have been advised that there is approximately 60 years remaining on the lease and an monthly service charge of approximately £271.79.



Outside, the property benefits from delightful communal gardens that include paved patios seating areas, beautifully landscaped feature beds, and well-maintained lawns dotted with mature trees and views to Spadesbourne Brook. Bromsgrove town center itself provides a wide array of amenities, including shops, eateries, bars, leisure centers, and a library. With excellent transport links to the M5 (junction 5) and M42 (junction 1), Bromsgrove is an ideal location for commuters, offering easy access to both Birmingham and Worcester.

**Details:**

**Hall**

**Lounge/Diner** 14'9" x 14'2" (4.5m x 4.32m)

**Kitchen** 5'6" x 7'1" (1.68m x 2.16m)

**Bedroom** 11'4" x 9'5" (3.45m x 2.87m)

**Shower Room** 5'5" x 7'3" (1.65m x 2.2m)

**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

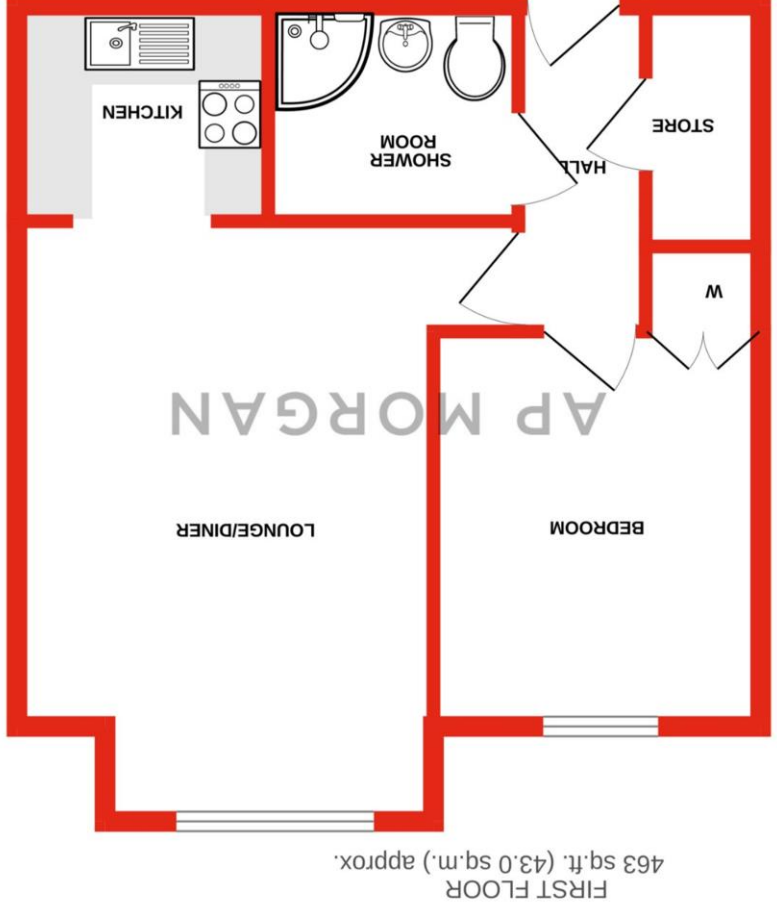
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



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