

AP MORGAN



College Road, Bromsgrove,
Offers Over £115,000

Features:

- Well-presented ground floor retirement apartment
- Good sized double bedroom
- Sizable lounge/dining room
- Fitted kitchen
- Stylish shower room
- Re-fitted modern electric heaters
- Resident lounges
- Well-maintained communal gardens

Description:

A perfect opportunity to purchase a well-presented, ground floor apartment located within the sought-after Cypress House development for over 55's.



The accommodation briefly comprises of entrance hallway with storage cupboards, a well-proportioned lounge/dining room presenting uninterrupted views out towards the communal gardens, fitted kitchen complete with integrated oven, inset sink and induction hob with extractor hood over under counter fridge and freezer and washing machine, double bedroom one with integrated wardrobe store and a modern style shower room benefitting from a large walk-in shower unit.



Additionally, the property also benefits from double glazed windows, modern Farho electric smart heaters re-fitted within the last 2 years, access to shared residents' lounges, cleaning, and hairdressing services available at extra charge along with residents off-road parking, well-maintained grounds and gardens and secure scooter storage.



We have been advised there is a remaining lease length of approximately 107 years, annual ground rent of £200 and an annual service charge of £3092.46.

Occupying a prime position just off College Road, Cypress House is conveniently positioned to provide ease of access to Bromsgrove town and its variety of supermarket shopping, restaurants, and amenities as well as medical facilities and leisure centres. Nearby road links include the M5 and M42 for ease of travel.

Details:

Entrance Hallway

Lounge/Diner 15'4" x 13'6" (4.67m x 4.11m)

Kitchen 8'2" x 6'8" (2.5m x 2.03m)

Double Bedroom 9'6" x 11'11" (2.9m x 3.63m)

Shower Room 6'8" x 7'3" (2.03m x 2.2m)

EPC Rating: C

Council Tax Band: D (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

Property to sell?

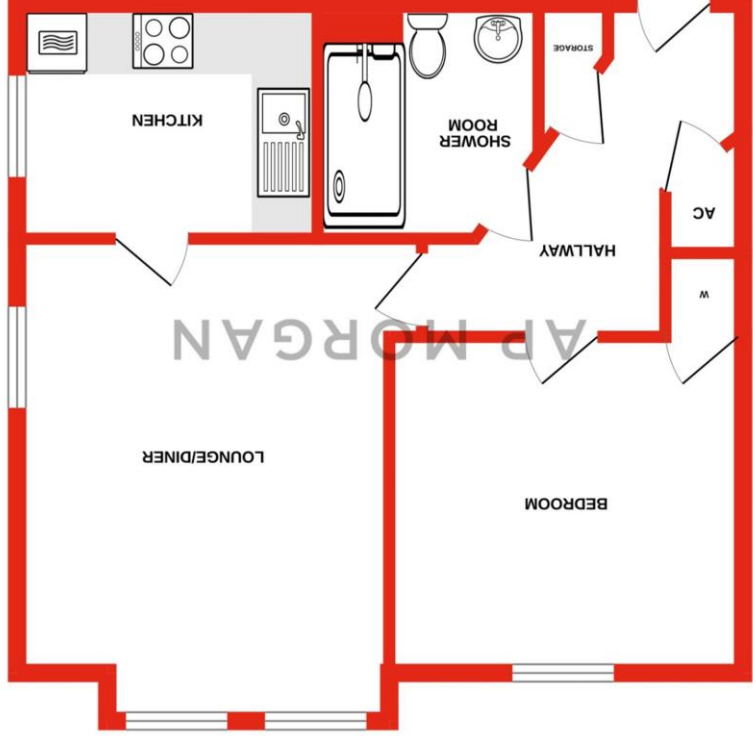
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

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