

AP MORGAN



Exmoor Drive, Bromsgrove,
Offers in the region of £110,000

Features:

- Offered with no onward chain
- Allocated parking space & visitor parking
- Well-presented ground floor apartment
- Open plan lounge/dining/kitchen
- Double bedroom with fitted wardrobe
- Bathroom suite
- Well-maintained communal gardens
- Popular location for access to major road links

Description:

Offered with no onward chain is this, well-presented, ground floor apartment, situated in a popular area of Bromsgrove, ideal for access to Bromsgrove town and excellent commuter routes.

The property is accessed via a secure communal entrance, and briefly comprises; entrance hallway, occupying a good sized storage cupboard; generous open plan kitchen/lounge/diner, with large windows having an outlook to the communal gardens and door leading out to the communal gardens; fitted kitchen with integrated oven, electric hob and extractor hood over, in addition to space for a tall fridge/freezer and washing machine. To complete the layout is a bright and airy double bedroom and a three piece bathroom suite with bathtub and overhead shower.

Externally, the property benefits from large, wrap around communal gardens and one allocated parking space (no 16) together with further visitors parking.

We have been advised by the current owner that the property has approximately 95 years remaining on the lease with a service charge of approximately £170 per month and a ground rent of £90 per annum.

Exmoor Court occupies a pleasant location less than one mile from Bromsgrove town centre shopping High Street; with a choice of schooling and convenience stores within walking distance, as well as being easily accessible to nearby bus routes and major road networks including the M5 and M42.



Details:

Hallway

Open Plan Kitchen/Lounge/Dining 11'11" x 18'8" (3.63m x 5.7m) Both max

Bedroom 10'7" x 9'8" (3.23m x 2.95m)

Bathroom 7'5" x 5'5" (2.26m x 1.65m)

EPC Rating: D

Council Tax Band: B (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 Wisser 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.wissermortgageadvice.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.

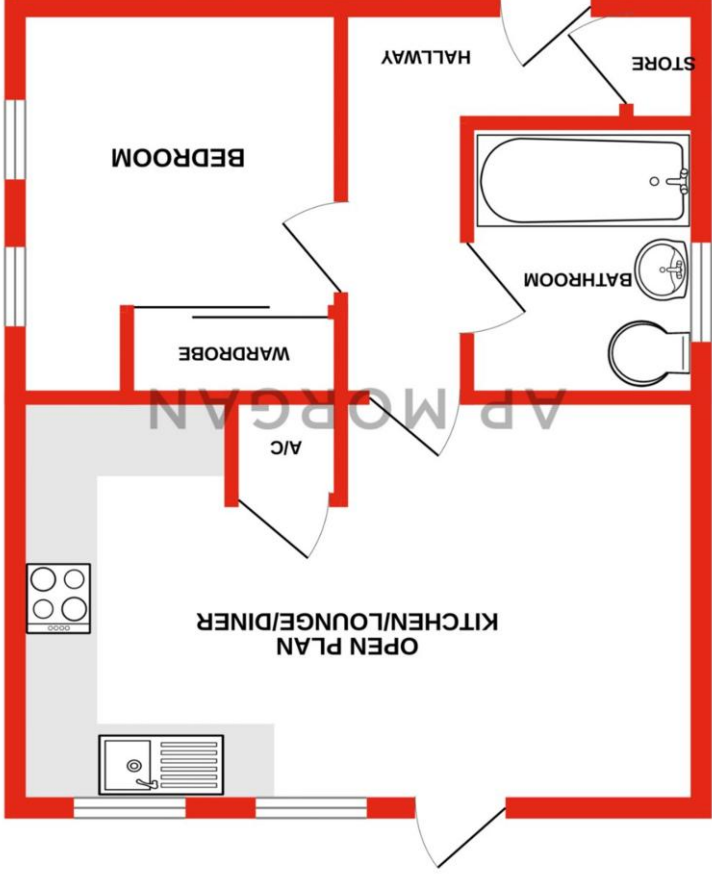
Need a solicitor?

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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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