

AP MORGAN



College Road, Bromsgrove
Offers in the region of £220,000

Features:

- Executive over 55's apartment
- Ground floor with own private access
- Dual aspect lounge
- Fitted kitchen
- Master bedroom with en-suite access
- Well-proportioned bedroom two
- Guest w/c
- Allocated parking space & visitor parking
- Beautifully-maintained communal gardens

Description:

Situated in a desirable central Bromsgrove location is this executive two-bedroom ground floor retirement apartment for over 55s, set within the highly sought-after Westminster Court development.

The property is approached via beautifully maintained communal gardens, featuring mature plants, shrubs, allocated parking, and visitor bays. Access is available through a secure intercom system leading to a communal lobby or directly via the apartment's own French doors, which open into the lounge.

The accommodation briefly comprises: an entrance hallway with doors leading to a dual-aspect lounge, where double-glazed French doors open onto a paved seating area and the immaculate communal grounds. The fitted kitchen includes a range of wall and base units, integrated appliances such as a dishwasher, fridge/freezer, and a double Neff oven with hob.

The master bedroom offers a comprehensive range of fitted wardrobes and benefits from direct access to the principal shower room, which also has a second entrance from the hallway. There is a well-proportioned second bedroom and a separate guest WC.

We have been advised that approximately 64 years remain on the lease. Service charge details are to be confirmed.

This well-positioned apartment is ideally located for easy access to Bromsgrove's High Street, medical facilities, leisure centres, and other local amenities. The development is



exclusively designed for semi-retired individuals aged 55 and over.

Details:

Entrance Hall

Lounge 4.47 x 3.50

Kitchen 2.99 x 2.42

Master Bedroom 3.96 x 4.69 Both max incl wardrobes

En-suite Shower Room 2.27 x 3.50

Bedroom Two 3.59 x 2.17

W/C 1.21 x 2.17

EPC Rating: TBC

Council Tax Band: E (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.

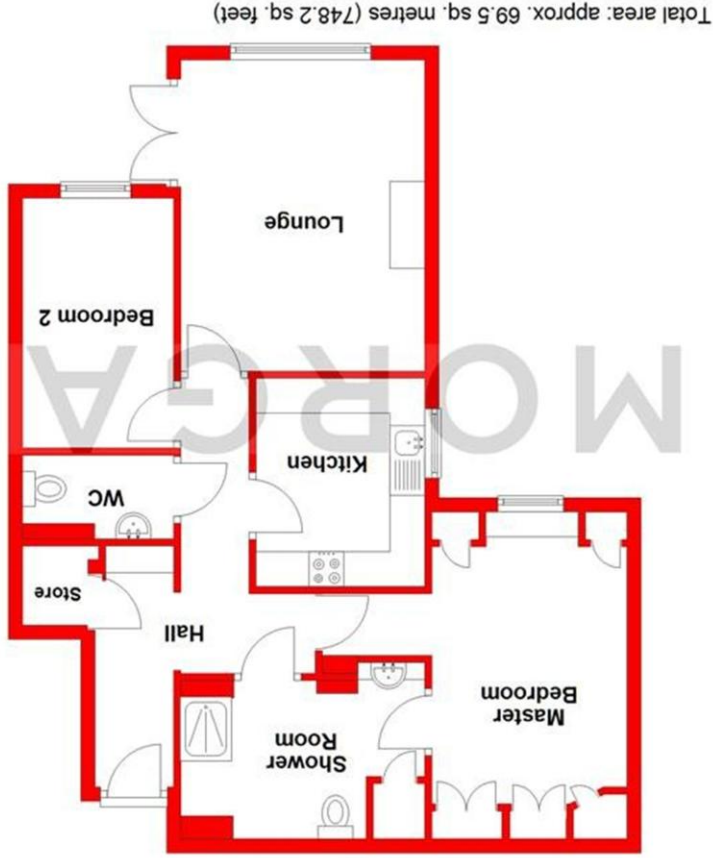
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Identity Checks

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Ground Floor
Approx. 69.5 sq. metres (748.2 sq. feet)



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Plan produced using PlanUp.

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