

AP MORGAN



Exmoor Court, Exmoor Drive, Bromsgrove
Asking Price £160,000

Features:

- Well-presented first floor apartment
- Two double bedrooms with Juliet balconies
- Lounge/diner
- Modern re-fitted kitchen
- Bathroom
- Communal wrap around grounds
- Allocated parking space & visitor parking
- Generous loft space for potential storage

Description:

An excellent opportunity to purchase this well-presented two-bedroom first-floor apartment, situated in a popular area of Bromsgrove, ideal for access to the town centre and excellent commuter routes.

The property is accessed via an external staircase leading up to its own private front door. Once inside, the particularly well-presented and spacious layout briefly comprises: a hallway with a storage cupboard fitted with power, a spacious open-plan lounge/diner with large double windows to the front, and access to an inner hallway. The inner hallway offers fitted utility storage cupboards—one with plumbing for a washing machine and the other with space for a tumble dryer. There is also a modern re-fitted kitchen with an inset sink, electric hob and oven, and space for additional appliances.

Completing the layout are two double bedrooms, both of which are dual aspect and feature inward-opening exterior doors with retaining balustrades, along with a three-piece bathroom suite including a shower over the bath.

Outside, the property benefits from one allocated parking space, additional visitor parking, and wrap-around communal gardens. Further features include double glazing, Economy 7 electric heating, and a generous loft space offering potential for storage.

We have been advised that the lease has approximately 94 years remaining, with an annual ground rent of around £50 and a monthly service charge of approximately £133 (to be confirmed by solicitors).



Exmoor Court enjoys a pleasant location less than one mile from Bromsgrove town centre, with shops, schools, and convenience stores all within walking distance. It is also well-served by nearby bus routes and major road networks, including the M5 and M42.

Details:

Entrance Hall

Lounge/Diner 5.5 x 3.78 Both max

Kitchen 3.33 x 1.55

Inner Hallway with Store Cupboards

Bedroom One 4.11 x 2.77 Both max

Bedroom Two 3.5 x 2.64 Both max

Bathroom



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.

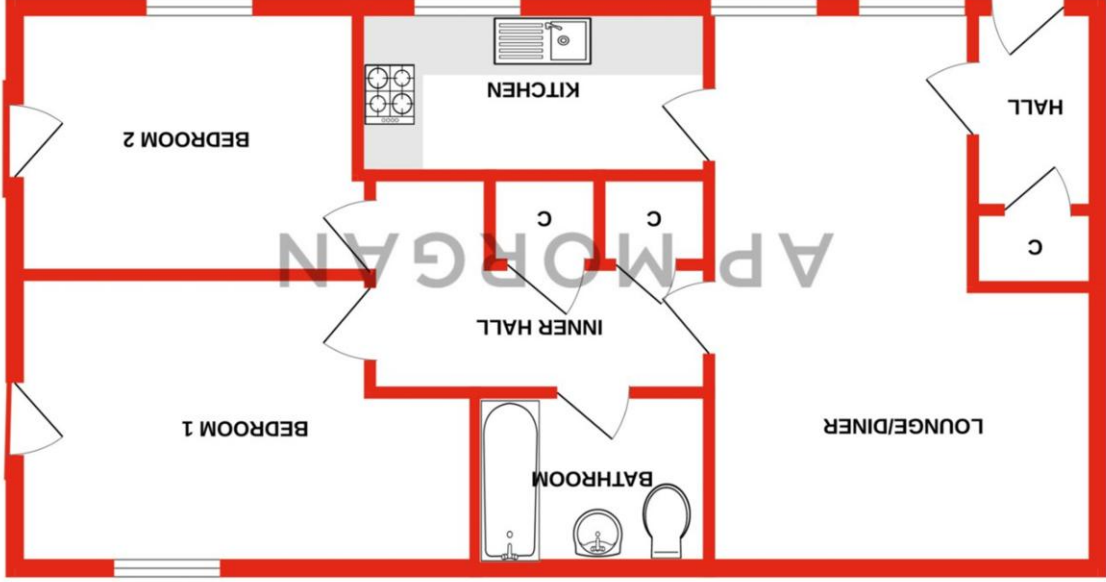
Need a solicitor?

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.

FIRST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
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 business 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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