

**AP MORGAN**



**Exmoor Court, Exmoor Drive, Bromsgrove**  
Asking Price £110,000



**Features:**

- Available with no onward chain
- Well-presented ground floor apartment
- Allocated parking space & visitor parking
- Stylish lounge with cupboard store
- Fitted kitchen with appliances
- Double bedroom with door to communal gardens
- Shower room
- Fantastic location for commuting

**Description:**

Offered with no onward chain and occupying a secluded location off Pennine Road in Norton, Bromsgrove, is this well-presented, double-bedroom ground floor apartment, an ideal purchase for first-time buyers or investors.

The property is accessed via its own front door from the outside of the block, giving direct access to the apartment without the need to go through any communal areas. Once inside, the well-presented interior has a bright and airy feel thanks to its high ceilings and large windows. The layout briefly comprises a good-sized main living area with a door leading to the kitchen, which offers a range of fitted wall and base units, an integrated electric hob and oven, and space for freestanding appliances. A small hall off the lounge then leads to a double bedroom with a double-glazed door opening directly out to the communal gardens at the rear, and a shower room completing the internal layout.

The property is serviced by fixed electric programmable radiators and benefits from an allocated off-road parking space, with visitor parking also available.

The property is leasehold with approximately 92 years remaining, a ground rent of approximately £45 (paid every six months), and a service charge of approximately £947 (paid every six months).

The accommodation is well placed for access to nearby bus routes, a local shop, butcher, and hospital, and is also within walking distance of Bromsgrove town centre.





**Details:**

**Living Room** 4.08 x 3.83

**Kitchen** 1.59 x 2.66

**Double Bedroom** 3.78 x 2.66 Both max

**Shower Room** 1.29 x 2.71



**EPC Rating:** D

**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 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](http://www.wissermortgageadvice.co.uk)

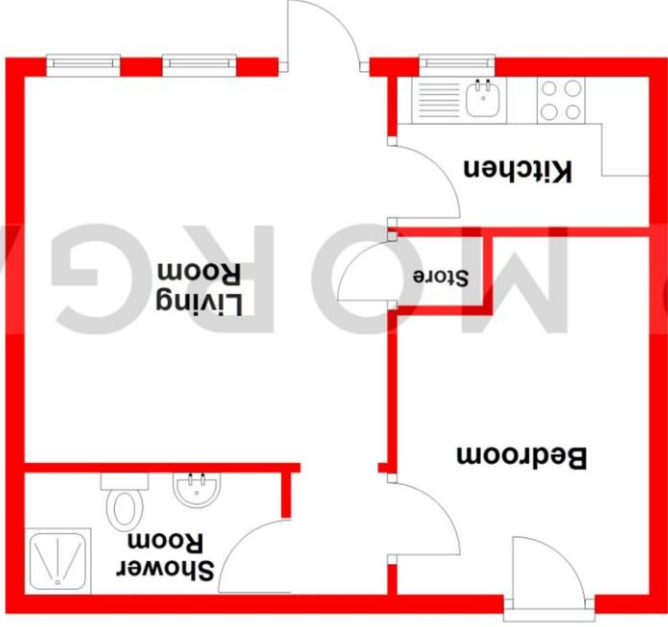
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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get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

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Ground Floor

Approx. 376.9 sq. feet



Total area: approx. 376.9 sq. feet

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 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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