

**AP MORGAN**



**Forge Avenue, Breme Park, Bromsgrove**  
Asking Price £95,000

**Features:**

- Offered on a 50% shared ownership basis
- First floor apartment
- Two double bedrooms
- Kitchen with fitted oven & hob
- Main bathroom
- Allocated parking
- Close proximity to train station
- EPC - B

**Description:**

Offered with no-onward chain is this particularly well-presented first floor apartment offered on a 50% shared ownership scheme, benefitting from two-double bedrooms and situated in the sought-after modern development of Breme Park, Bromsgrove.



The property has been tastefully re-decorated throughout with new flooring, bathroom and kitchen and briefly comprises: a secure entrance lobby, porch, entrance hallway, Spacious open plan lounge/diner, kitchen with fitted oven, induction hob and extractor hood over, in addition to a fridge/freezer, dishwasher, and washing machine (available upon separate negotiation) master bedroom one, double bedroom two and a bathroom with fitted units and bathtub with overhead shower.

Further benefits include gas fired central heating system, double glazing, allocated parking bay, and option to purchase some items of furniture at an additional cost.

We have been advised that there is approximately 81 years remaining on the lease, a monthly citizen rent of £191 and a compined monthly service charge/ground rent of £106.41.

Situated within a short distance of Bromsgrove train station offering fantastic commuter and transport links into Birmingham, Worcester and Kidderminster. The property also enjoys access to local shops and amenities with Aston Fields and well-regarded primary and secondary schooling, ease of access into Bromsgrove Town providing an abundance of further shopping facilities, leisure centre, gyms and eateries.



**Details:**

**Communal Lobby**

**Entrance Porch**

**Hallway**

**Lounge/Diner** 13'6" x 13'4" (4.11m x 4.06m)

**Kitchen** 8'6" x 7'3" (2.6m x 2.2m)

**Master Bedroom** 10'4" x 12'6" (3.15m x 3.8m)

**Bedroom Two** 8'1" x 11'9" (2.46m x 3.58m)

**Bathroom** 5'4" x 6'3" (1.63m x 1.9m)



**EPC Rating:** B

**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 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](http://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.

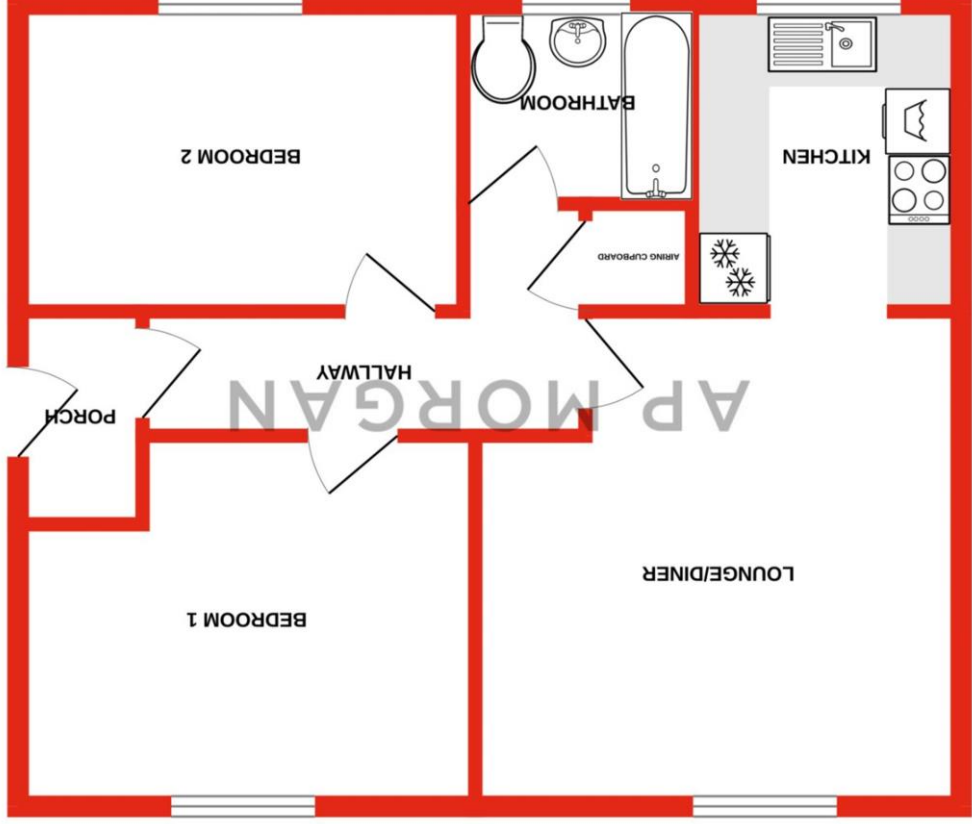
### Need a solicitor?

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.

### 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](http://cuberemovals.co.uk), to arrange a survey.

## FIRST FLOOR



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