

AP MORGAN



Clive Road, Redditch, Worcestershire
Offers in the region of £140,000

Features:

- Spacious first floor apartment
- Close to Redditch town centre
- Two good sized bedrooms
- Fitted kitchen & spacious lounge with Juliet balcony
- Main bathroom & en-suite to master
- Gas fired central heating
- Secure gated carpark with allocated parking bay
- Communal gardens

Description:

Situated in a popular and convenient location close to Redditch town centre, this deceptively spacious two-bedroom first-floor apartment offers well-planned accommodation including a generous open-plan kitchen/dining area, two bathrooms with an en-suite to the principal bedroom, and secure gated parking.

The property is accessed via a communal entrance with intercom system, with stairs leading to the first floor and the private front door.

Once inside, the accommodation briefly comprises: a welcoming entrance hallway leading to a spacious lounge featuring a Juliet balcony and opening through to the fitted kitchen, which benefits from a large feature window to the side overlooking an open green space. There is a well-proportioned principal bedroom with en-suite shower room, a good-sized second bedroom, and a family bathroom suite.

Further benefits include mains gas-fired central heating via a combi boiler, double glazing throughout, and a secure gated car park with an allocated parking space.

We have been advised that approximately 105 years remain on the lease, with an annual ground rent of approximately £200 and an annual service charge of approximately £962.

The property is ideally positioned within walking distance of Redditch town centre and is conveniently located for bus and train stations. Redditch provides excellent transport links, including easy access to the M42 (Junctions 2 and 3), along with a wide range of leisure and cultural facilities. The



Kingfisher Shopping Centre, one of the largest retail destinations in the UK, is also close by.

Details:

Entrance Hall

Lounge 5.21 x 3.26

Kitchen 4.33 x 2.16

Master Bedroom 5.21 x 3.24 Both max

En-suite 1.43 x 2.07

Bedroom Two 3.01 x 2.20

Bathroom 3.01 x 2.03 Both max



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 406 956.



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 406 956, 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?

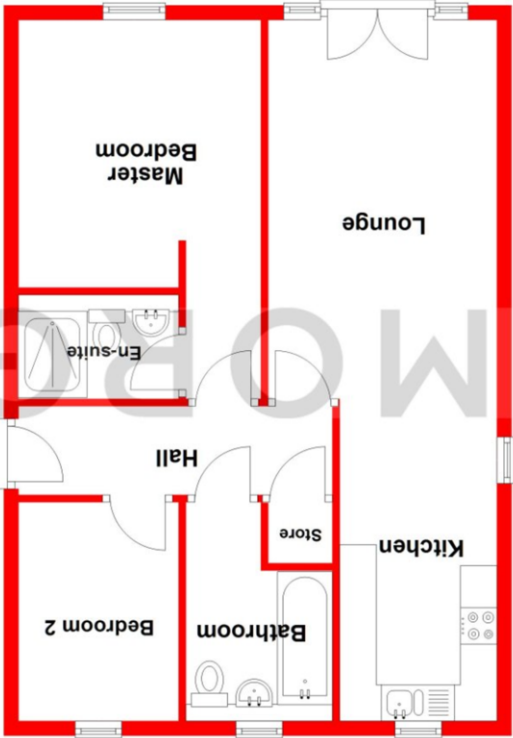
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
Approx. 687.1 sq. feet



Total area: approx. 687.1 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.

Plan produced using PlanUp.

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