

oulsham



Hanbury Road, Droitwich, WR9 8GD

Asking Price £185,000

EPC: C

OULSNAM PROUDLY INTRODUCE THIS IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED WITHIN THE DESIRABLE & PRESTIGIOUS HORTON MILL COURT DEVELOPMENT for the over 70s which briefly comprises; a generous lounge/diner, kitchen with integrated appliances, two double bedrooms and a desirable balcony. The property is ideally situated within easy access to the town centre, local amenities and is being offered with no upward chain. EP Rating C

Horton Mill Court - Set in the heart of the spa town of Droitwich, is one of McCarthy & Stones Retirement Living PLUS developments offering tailor-made support packages, domestic assistance, communal lounge area, a chef-run restaurant, an Estate Manager who takes care of the development and staff, 24-hour emergency-call service, stunning communal gardens and guest suite to accommodate family and friends. Please note: extra charges apply for guest suite, laundry, care packages and meals provided in the restaurant. It is also a condition of purchase, that residents must meet the age requirement of 70 years of age or over.

Droitwich's historic town centre is located nearby offering a mix of retail independent shops as well as chain store shopping outlets. The local train station is located approximately one mile from the development and bus routes provide access to Worcester and Birmingham City centre.

A WELL PRESENTED, ENVIABLY POSITIONED GENEROUS TWO-BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH SPACIOUS BALCONY AREA AND ACCESS TO BEAUTIFULLY LANDSCAPED EXTENSIVE GROUNDS part of RETIREMENT LIVING PLUS RANGE (known previously as assisted living).

Entrance Hallway - Solid wooden front door with spy hole and letter box. Wall mounted emergency intercom. Further doors off lead to the lounge diner, both bedrooms, bathroom and WC.

Lounge diner is a generous sized, a light and airy room UPVC door leading out to the delightful balcony overlooking the well-tended communal gardens to the rear of the building.

Modern kitchen featuring fully integrated appliances comprising cooker, fridge and freezer, four ring hob with chrome extractor hood above and stainless-steel sink with mixer taps and drainer.

Bedroom one is a good size double bedroom, benefiting from fitted wardrobes with sliding doors.

Bedroom two is also a double room and overlooks the rear aspect communal gardens.

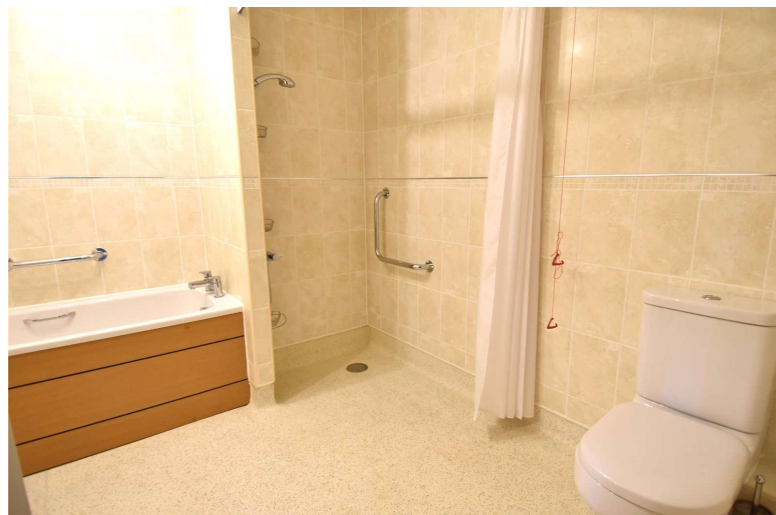
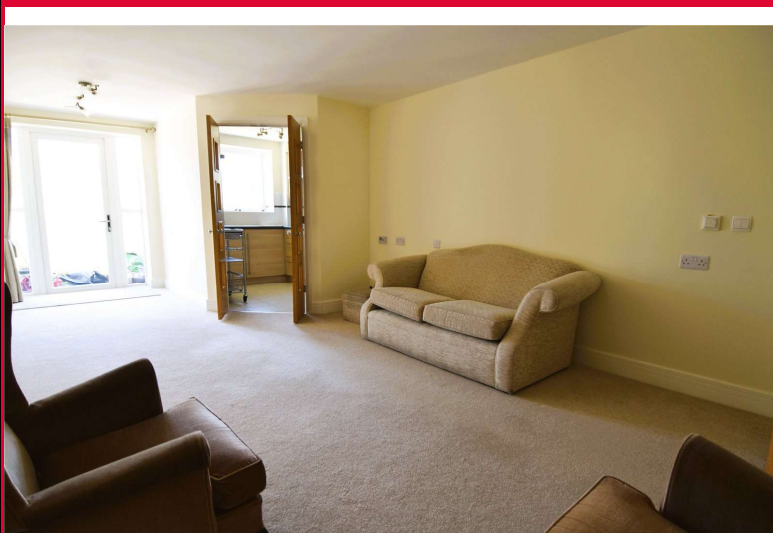
Bathroom comprising of a wc, bath with a side wooden panel, walk-in shower with handrails and the basin inset on a wooden vanity.

A further wc with a white suite and a door to a generous cupboard.

Additional WC.

Service Charge (breakdown) -

- 24-hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas



Hall

Lounge/Diner:
23'11" x 11'6" (7.3m x 3.5m)

Balcony

Kitchen:
9'2" x 6'11" (2.8m x 2.1m)

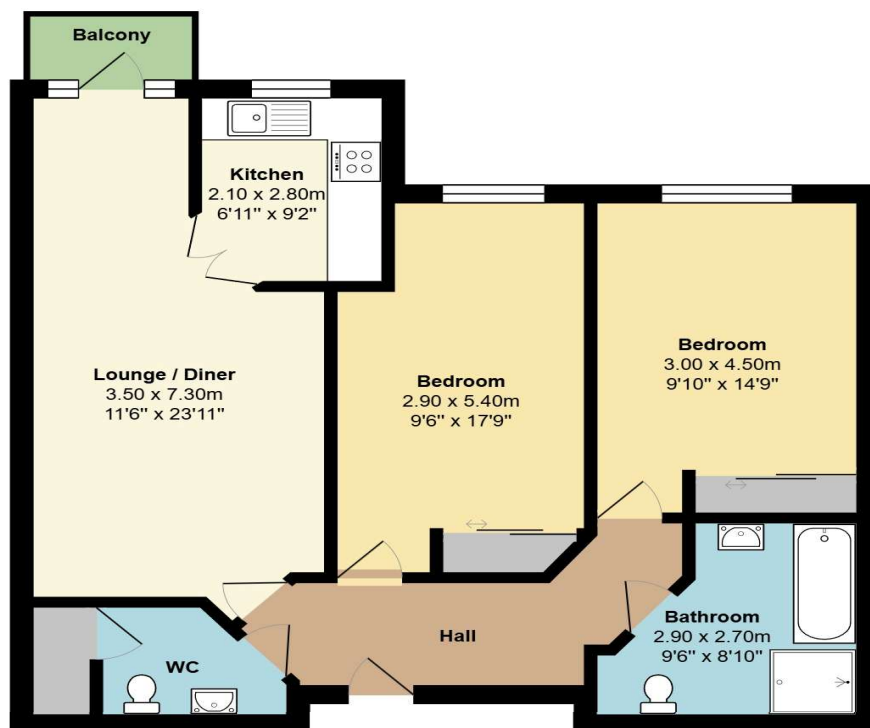
Bedroom:
17'9" x 9'6" (5.4m x 2.9m)

Bedroom:
14'9" x 9'10" (4.5m x 3m)

Bathroom:
9'6" x 8'10" (2.9m x 2.7m)

Additional WC

28, Horton Mill Court, Hanbury Road, Droitwich Spa, WR9 8GD



First Floor

Total Approx Area: 79.0 m² ... 851 ft² (excluding balcony)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

2 Orchard House, Victoria Square, Droitwich, WR9 8DS

Tel: 01905 779229 | droitwich@oulsnam.net