

oulsnam



9 Whittingham Court, Tower Hill, Droitwich, WR9 8AF

Asking Price £125,000

EPC: B

OULSNAM INTRODUCE THIS SUPBERLY PRESENTED ONE BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 60's enjoying a pleasant outlook & ideally situated within easy access to the town centre, Waitrose & Droitwich Lido. This comprehensively maintained desirable complex is served by a lift, development manager and 24 hour emergency care line system. Boasting a lounge/diner, fitted kitchen, shower room and residents parking. E P Rating TBC

DIRECTIONS

From Droitwich town centre proceed to the Worcester Road and turn left in the direction of Bromsgrove. Continue straight turning left at Portofinos restaurant into Tower Hill and Whittingham Court can be found on the left hand side.

SUMMARY

- * Spacious entrance hallway with electric radiator and generous storage cupboard which houses the water heater.
- * Lounge/diner with feature fireplace and electric radiator has french doors overlooking the front aspect and also provides easy alternative access in and out of the property.
- * Fitted kitchen with electric four ring hob & overhead extractor, oven & microwave, fridge & freezer
- * One double bedroom with mirrored fitted wardrobes
- * Shower room is fitted with a double walk in shower cubicle, wash hand basin and wc

Communal area;

- * Residents lounge with kitchen area.
- * Laundry room providing a sink, washing machines and tumble dryers.
- * A guest suite is available for use of family & friends.
- * Well maintained communal car park, gardens and seating area.
- * An on-site Development Manager can be contacted from various points in the case of an emergency and there is also a 24 hour emergency call system.

GENERAL INFORMATION

SERVICES

The central heating is provided by dual rate electric radiators. There is no gas supply to the property.

TENURE

The property is leasehold and commenced 2006 with 125 years. Current annual ground rent is £395 payable every six months and service charges are approximately £3,875 per year.



Hallway

Lounge Diner:

20'4"max x 14'1"max (6.2mmax x 4.3mmax)

Kitchen:

8'10" x 7'7" (2.7m x 2.3m)

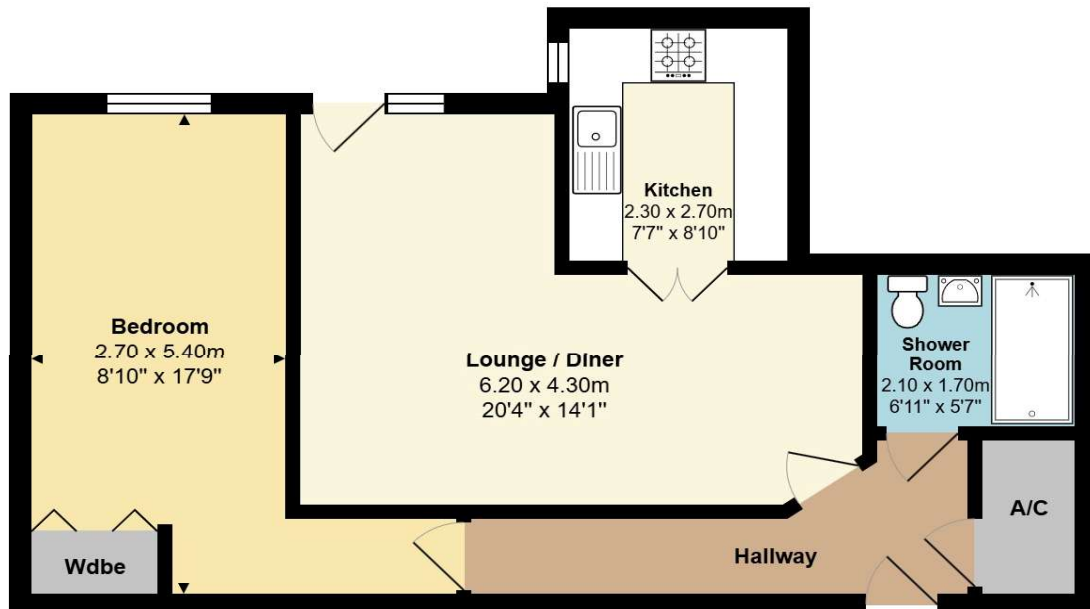
Bedroom:

17'9" x 8'10" (5.4m x 2.7m)

Shower Room:

6'11" x 5'7" (2.1m x 1.7m)

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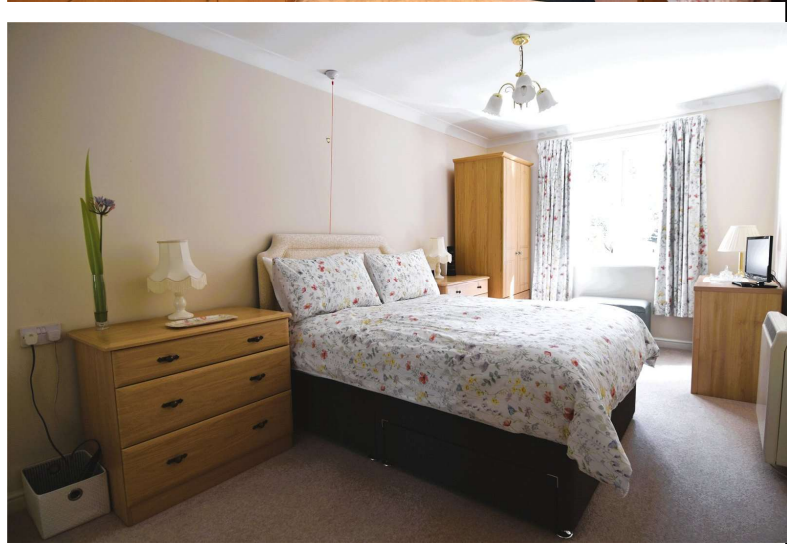
Ground Floor

Total Approx Area: 57.0 m² ... 614 ft²

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

No responsibility is taken for any error, omission or mis-statement.

The services, systems and appliances shown have not been tested and no guarantee as 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.

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