

oulsham



30 Worcester Road, Droitwich, WR9 8AH

Guide Price £147,000

EPC: C

OULSNAM ARE DELIGHTED TO INTRODUCE THIS WELL PRESENTED TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT FOR THE OVER 55s. Located opposite Droitwich Lido Park, within easy access to the town centre and Waitrose, this highly regarded & beautifully well maintained complex features a resident's lounge, laundry room, store rooms and a guest suite. The apartment is in need of modernisation, boasts a lounge diner with Juliet balcony, kitchen, two double bedrooms, en-suite shower room, bathroom & residents parking. NO ONWARD CHAIN. E P rating C

DIRECTIONS

From the agent's office, head south-east via Victoria Square and, at the roundabout, take the first exit onto St Andrew's Road. Continue to the traffic lights before turning left and you will find the entrance to Rowan Court immediately on your left.

SUMMARY

- * Entrance hallway with two useful storage cupboards, one of which houses the airing cupboard with hot water tank.
- * A lounge diner with feature fireplace and electric fire inset, French doors to a Juliet balcony enjoying views towards the communal gardens and door leading into the kitchen.
- * Kitchen benefits from a range of wall and base units with space for appliances.
- * Main bedroom has a range of fitted wardrobes and door into the en-suite shower room comprising wc, wash hand basin set into vanity unit and shower cubicle.
- * Bedroom two is also a double with fitted floor to ceiling wardrobe and is presented as a dining room.
- * Bathroom is fitted with a panel bath with shower over, pedestal wash hand basin and wc.

COMMUNAL AREAS

Guest facilities, Development Manager, Care alarm service, Lifts to all floors, Laundry Room, Residents communal lounge, Residents parking.

GENERAL INFORMATION

SERVICES

The central heating is provided by a combination of electric night storage heaters. There is no gas supply to the property.

TENURE

The property is leasehold and the service/maintenance charges are £5702 per annum and ground rent is £37.50 quarterly.

FIXTURES AND FITTINGS

All carpets, curtains/rails, ceiling light fittings, wall mounted radiator in the hall and Fischer radiator in the lounge with the controller and the Fridge Freezer in the kitchen.

All other items are negotiable and open to offers.

Entrance Hall

Lounge diner:
14' x 11'3" (4.27m x 3.43m)

Kitchen:
11'2" x 5'10" (3.4m x 1.78m)

Bedroom one:
12'4" x 10'8" (3.76m x 3.25m)

En-suite:
5'10" x 5'6" (1.78m x 1.68m)

Bedroom two/dining room:
10'8" x 8'7" (3.25m x 2.62m)

Bathroom:
7'4" x 5'9" (2.24m x 1.75m)



TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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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