AP MORGAN



College Road, Bromsgrove, Worcestershire

Offers Over £170,000

Features:

- Ground floor retirement apartment
- Two bedrooms, one with fitted wardrobe
- Views over the communal gardens from the lounge/diner
- Neff kitchen with electric hob, dual oven, fridge/freezer and dishwasher
- Walk-in shower room
- Access to communal lounges, library and guest suite
- Resident parking and well-maintained grounds
- Close to Bromsgrove town centre amenities

Description:

College Road address. Ground floor with garden views. The space and ease over-55 living should offer.

Set on the ground floor of Cypress House, this two-bedroom apartment offers the kind of easy, single-level living that makes the most of every room without a single stair to climb.

The lounge/diner is the heart of the place, opening onto views over the communal gardens, a pleasant outlook whatever the season. The kitchen has been fitted with Neff appliances throughout, including an electric hob, dual oven and grill, integrated fridge/freezer and a slimline dishwasher, everything in place for whoever's cooking.

Both bedrooms are generous in size, with bedroom one benefiting from a fitted wardrobe for extra storage. To complete the layout is a well-presented shower room that has been finished with a walk-in shower.

Beyond the apartment itself, Cypress House brings a genuine sense of community. There are two communal lounges where residents gather for events throughout the year, along with a library and a guest suite for visiting family. An onsite manageress and resident parking add to the easy way of life here, with the grounds and gardens well-kept all year round.

Remaining lease length of approximately 104 years. Ground rent approximately £250 Per 12 months and the service charge is approximately £3813 Per 12 months.

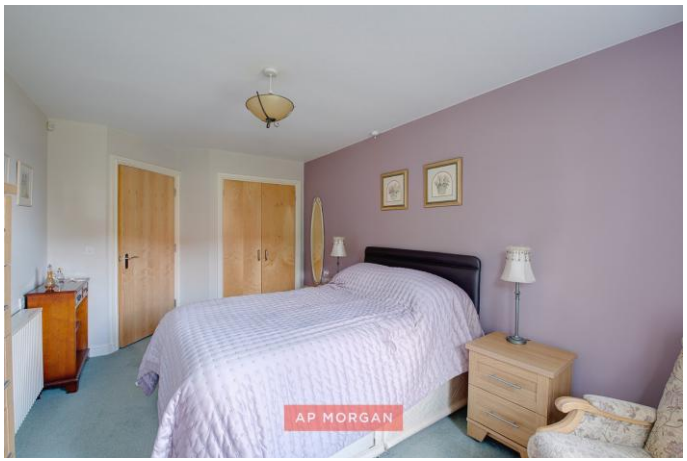












College Road sits close to the centre of Bromsgrove, putting the high street, shops and cafes within easy reach, along with doctors' surgeries and the town's sport and leisure centre.

A ground floor apartment in a development built around community and convenience, in one of Bromsgrove's most sought-after settings for over-55 living. Call us now to arrange your viewing.

Details:
Hall

Lounge/Diner *5.92 x 3.54*

Kitchen *2.08 x 2.47*

Bedroom One *4.77 x 2.96*

Bedroom Two *4.50 x 1.77*

Shower Room *2.29 x 2.05*

EPC Rating: C
Council Tax Band: E (tbc by solicitors).
Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.











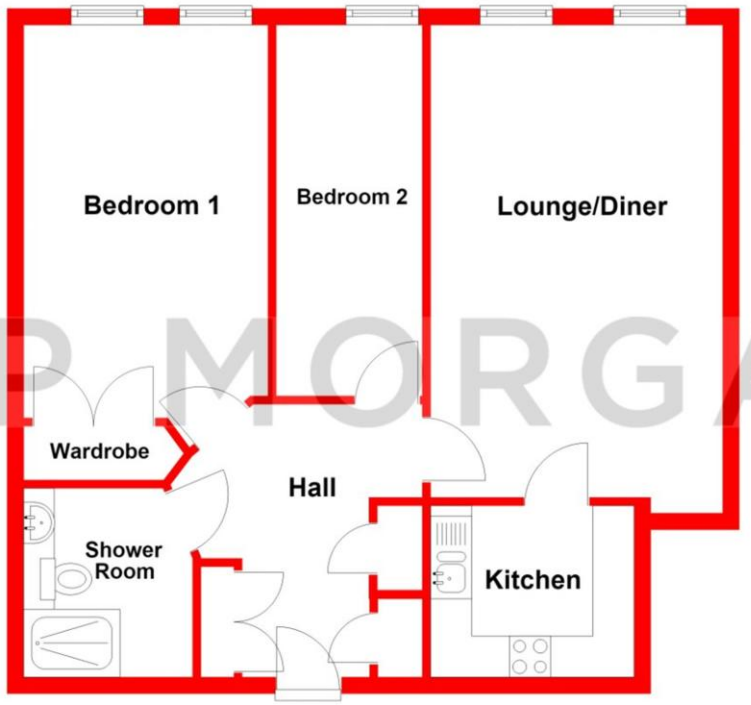
How can we help you?

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

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 £99 + 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.



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Total area: approx. 698.2 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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