

oulsnam



34 Cobham Court, WR9 7DH

Guide Price £185,000

EPC: C

SOULSNAM ARE DELIGHTED TO INTRODUCE THIS SUPERBLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT occupying an enviable position within this desirable area, located within easy access to Droitwich Town Centre and the Lido Park. This apartment offers a generous lounge diner, fitted kitchen, two double bedrooms, bathroom, ensuite, en bloc single garage & residents parking. Offered for sale with EXTENDED LEASE. EP Rating C

Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire which has become famous for its brine and salt production. The town offers excellent everyday amenities which includes a Waitrose store. There are an array of local pubs and an eclectic mix of traditional shops, St Peters fields provides excellent park land as well as the Droitwich Spa lido. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal. This location provides easy access to the Town Centre, local amenities, Train Station and is also convenient for easy access to motorway networks of the M5, M42 and M40 corridors.

DIRECTIONS

From the agents office, head southeast on Victoria Square, at the roundabout, take the 1st exit onto St Andrew's Rd and continue to the traffic lights & crossroads at Worcester Rd and continue straight over onto Corbett Ave, then take the second right onto Cobham Court.

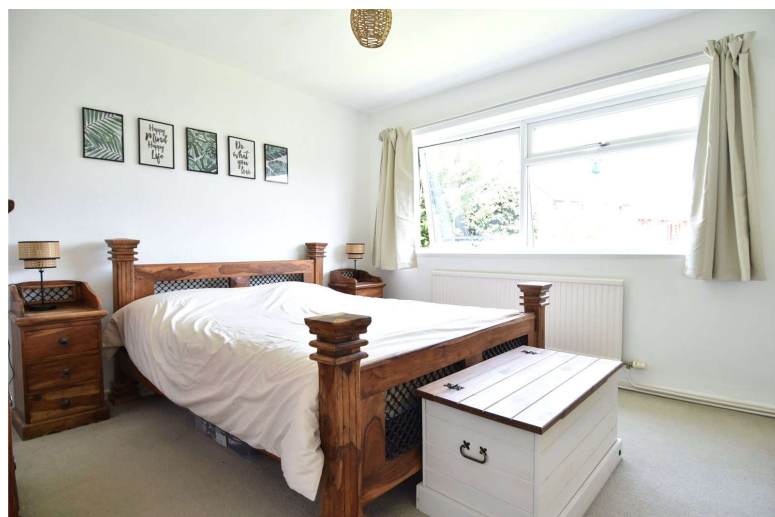
SUMMARY

- * Approached through a secure door into the communal entrance hall with intercom system
- * Spacious entrance hallway with a generous storage cupboard and an airing cupboard
- * Breakfast Kitchen overlooking the front aspect has a range of wall and base units, work surface with inset stainless steel sink, fitted gas hob, cooker and integrated fridge. There is also space for a freestanding washing machine and fridge/freezer and a useful serving hatch to the lounge/dining room wall
- * Lounge/Diner is spacious, bright and airy and overlooks the delightful, established communal gardens
- * Bedroom One overlooks the rear of the building and has built in wardrobes
- * Bedroom Two has a storage cupboard/wardrobe and a sliding door into the ensuite comprising a low level w/c, pedestal wash hand basin and shower cubicle
- * The main bathroom is fitted with a white suite comprising: a low level flush w/c; pedestal wash hand basin; panelled bath with shower over and heated towel rail
- * The garage is brick built and en bloc with an up and over door
- * Outside there are communal gardens and residents parking

GENERAL INFORMATION

SERVICES All mains services are available. Gas Central heating to radiators is provided by the boiler located in the Kitchen.

TENURE the agent understands the property is Leasehold. The Lease was extended in 2012 to 150 years. Ground Rent is £100 annually and the service charge is £1230 annually.



Hallway:
19'6" x 2'10" (5.94m x 0.86m)

Lounge / Diner:
17'10" x 12' (5.44m x 3.66m)

Kitchen:
13'9" x 8'4" (4.2m x 2.54m)

Bedroom:
12'1" (3.68) x (to wardrobe)

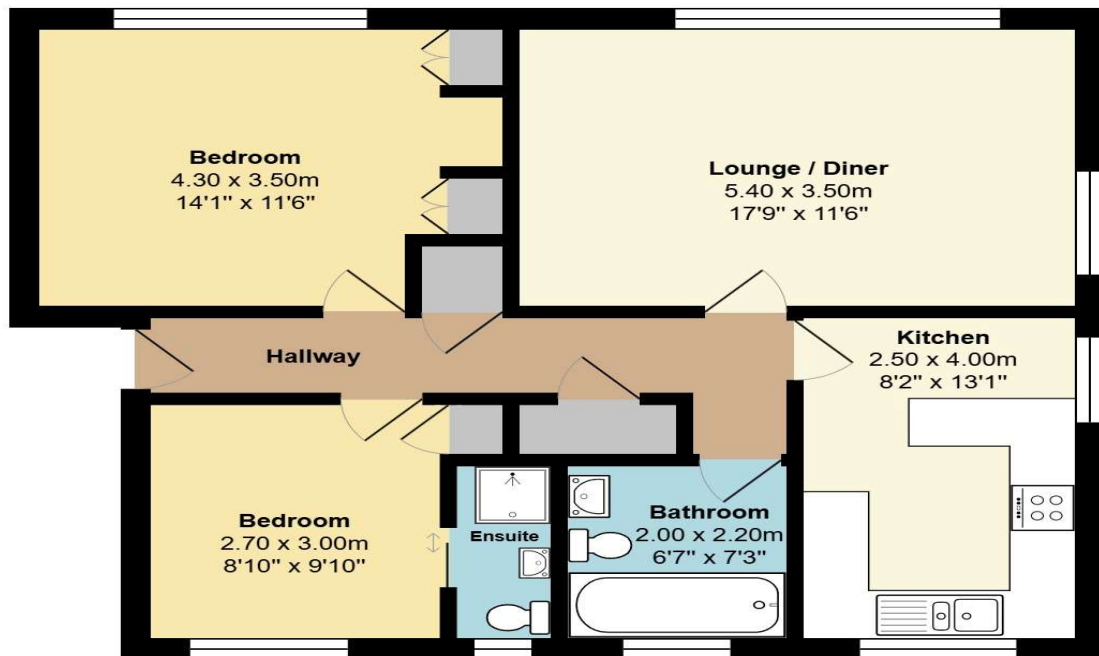
Bedroom:
9'11" x 8'8" (3.02m x 2.64m)

Bathroom:
6'11" x 5'4" (2.1m x 1.63m)

Ensuite:
6'11" x 4'4" (2.1m x 1.32m)

Garage:
17'8" x 8'6" (5.38m x 2.6m)

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First Floor

Total Approx Area: 71.0 m² ... 764 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.

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.

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