oulsnam







36 Heriotts Court, Droitwich, WR9 8HJ

Guide Price £155,000

EPC: C

OULSNAM INTRODUCE THIS WELL PRESENTED THREE BEDROOM FIRST FLOOR RETIREMENT MAISONETTE for the over 55's, Ideally located within easy access to Droitwich Town Centre, boasting lounge diner, kitchen, shower room, residents parking & benefits from gas central heating & being offered with NO CHAIN! E P rating C

SUMMARY

* A well-presented first floor retirement maisonette situated within easy access to Droitwich Town Centre, Lido park and amenities

* Must be viewed to appreciate the standard, size, location and position of this property.

* Open plan lounge diner

* A fitted kitchen with base and wall cupboards, spaces for freestanding appliances. Central heating is serviced by the wall mounted boiler.

* Main bedroom is a double with fitted wardrobes and overhead storage. Benefitting with a dual aspect outlook.

* Bedroom two has a generous fitted cupboard

* Bedroom three offer a recess area idea for freestanding storage

* Contemporary shower room comprises wc and wash hand basin, shower enclosure and there is access to an airing cupboard with shelving

* Wider than average staircase providing ample room is currently fitted with a stair lift.

* Communal gardens and residents parking area.

* Available for sale with NO ONWARD CHAIN

SERVICES
All mains services are connected to the property. The boiler is located in the kitchen.

TENURE
The agents understand the property is leasehold, the properties in Heriotts Court commenced with a 125 year lease in December 1987. Service charges are approx £223 pcm which includes buildings insurance, non-residential Estate Manager, 24-7 personal alarm system & mantainence of communal areas.

FIXTURES & FITTINGS
The vendor has advised that curtains, blinds and the stairlift are to be included in the sale.

Landing

Lounge / Diner:
14'5" x 14'5" (4.4m x 4.4m)

Kitchen:
11'6" x 6'7" (3.5m x 2m)

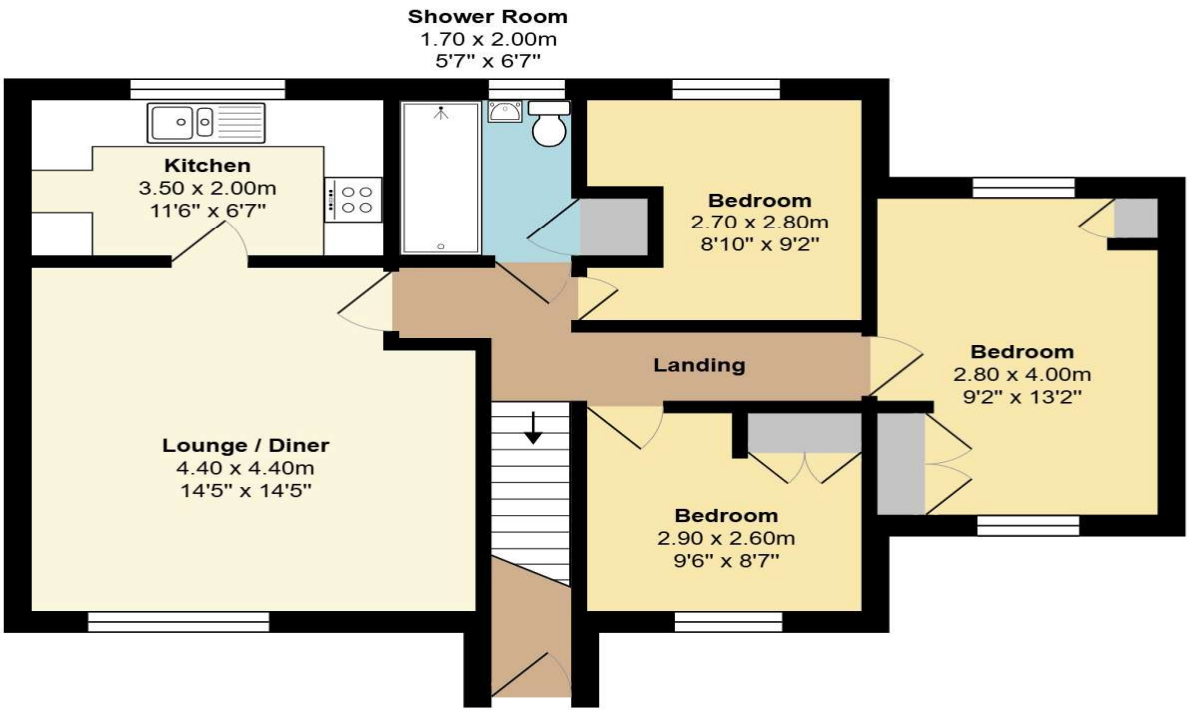
Bedroom:
13'2" x 9'2" (4.01m x 2.8m)

Bedroom:
9'6" x 8'7" (2.9m x 2.62m)

Bedroom:
9'2" x 8'10" (2.8m x 2.7m)

Shower Room:
6'7" x 5'7" (2m x 1.7m)

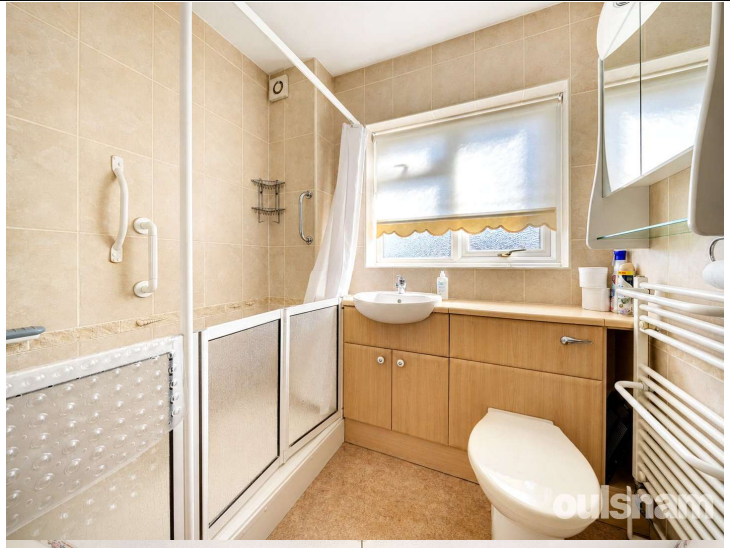
36, Heriotts Court, Droitwich Spa, WR9 8HJ



Total Approx Area: 65.0 m² ... 700 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.

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

Tel: 01905 779229 | droitwich@oulsnam.net