oulsnam







23 Heriotts Court, St. Georges Crescent, Droitwich, WR9 8HJ

Asking Price £145,000

EPC: D

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

DIRECTIONS

From Droitwich town centre proceed to the Worcester Road and turn left in the direction of Bromsgrove. Continue down the hill and take the first right into St George's Crescent. Continue up St George's Crescent to Heriotts Court, continue along and turn right into the residence car park where the property is located on the left hand side

SUMMARY

* A generous and beautifully presented ground floor maisonette within easy access to Droitwich Town Centre for the over 55's

* Entrance hall with door into the lounge diner

* Open plan lounge diner with bay window overlooking the front aspect and doors into the inner hallway & kitchen

* Kitchen with integral oven, gas hob with extractor above and space for a tall freestanding fridge freezer, washing machine & dishwasher

* Inner hallway has a useful storage cupboard and doors into both bedrooms, shower room and lounge diner

* Double bedroom with fitted double wardrobes

* Bedroom Two to the rear has a door providing access onto the communal gardens and a built in wardrobe

* Shower room comprises a low level dual flush wc, wash hand basin & walk in shower cubicle

* Outside Lobby/bin store cupboard

* Residents parking area, Estate Manager, Hanover on call 24-7, ground rent and services charges apply

* 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 and commenced with a 125 year lease in 1987. Service charges to include buildings insurance, Estate Manager, Hanover on call 24-7 and communal areas are approx. £2668 per annum and Ground Rent approx. £150

Hallway

Lounge:
14'7" (4.45) (16' (4.88) at max) 13'11" (4.24)

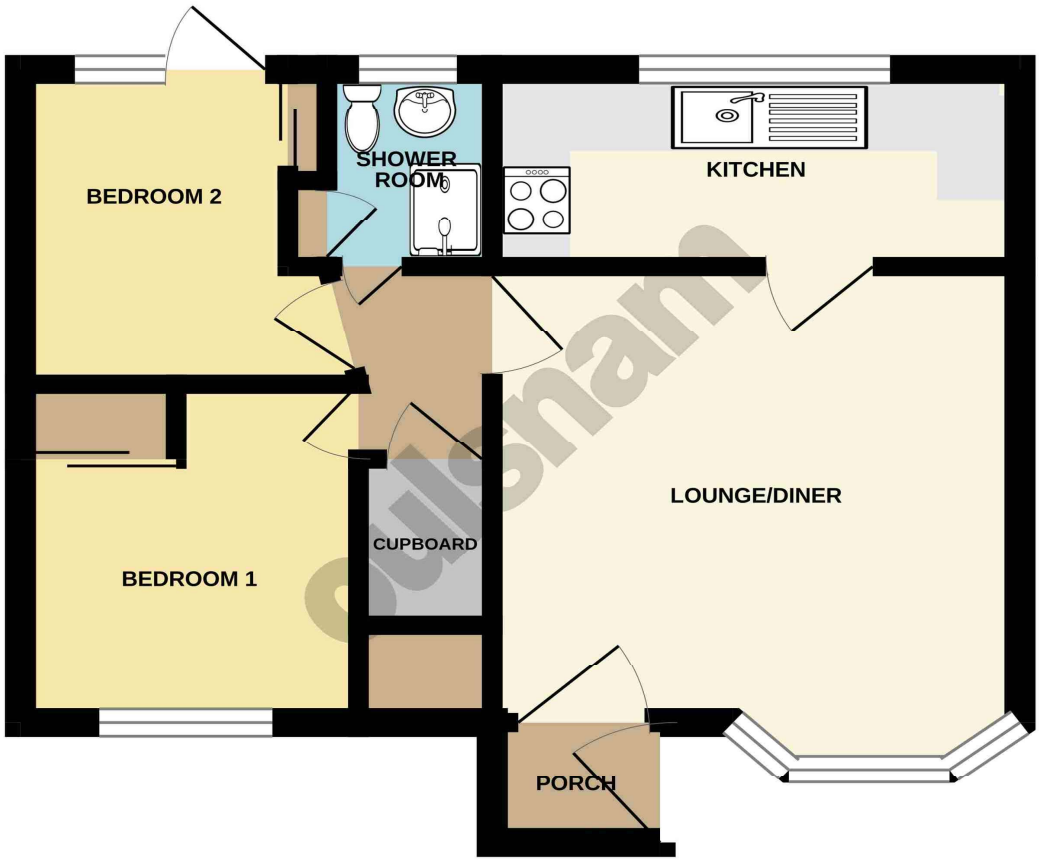
Kitchen:
11'6" x 6'4" (3.5m x 1.93m)

Bedroom:
12'2" x 8'8" (3.7m x 2.64m)

Bedroom:
8'10" x 6'8" (2.7m x 2.03m)

Shower Room:
6'4" x 5'7" (1.93m x 1.7m)

GROUND FLOOR











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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