oulsnam

12A The Worcestershire St. Andrews Road, Droitwich, WR9 8DW

Offers Over £170,000

EPC: C

AN OPPORTUNITY NOT TO BE MISSED TO ACQUIRE A GROUND FLOOR TWO BEDROOM APARTMENT situated in this ever-popular development within the heart of Droitwich Town Centre boasting lounge diner, modern kitchen with integrated appliances, contemporary shower-room & allocated secure parking. An ideal first time buy, buy to let investment or perfect property to downsize into. EP Rating C *NO chain!!

ACCOMMODATION

The property is approached through a communal entrance and a door on the right leads into the entrance vestibule with wooden panel door leading into the hallway with doors leading into the lounge/diner, kitchen, both bedrooms, shower room and storage cupboard with shelving.

KITCHEN
Having a UPVC double glazed window to front elevation, gas central heating radiator and fitted with a range of wall mounted, drawer and base units with roll edge work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiling to splash back areas, integral oven, electric hob, with fitted extractor hood above, integrated fridge freezer and freestanding washing machine and wall mounted gas central heating boiler concealed behind cupboard.

LOUNGE
A generous lounge diner, with UPVC double glazed window overlooking the front aspect and gas central heating radiators.

BEDROOM ONE
UPVC double glazed window to rear elevation, gas central heating radiator and fitted wardrobes.

BEDROOM TWO
UPVC double glazed window to rear elevation and gas central heating radiator, door into a built-in wardrobe with hanging space and an additonal double fitted wardrobe with shelving.

SHOWER ROOM
With a white WC, pedestal wash hand basin and a corner shower cubicle.

OUTSIDE
Communal Gardens and one allocated parking space through the secure gated access.

GENERAL INFORMATION

SERVICES Central heating to radiators is provided by a gas fired combination boiler located in the Kitchen.

TENURE The agents understand the property is Leasehold, the lease commenced in 2003 for 999 years. Service charges are approx. £1350 per year.

Lounge/Diner:
14'9" x 13'5" (4.5m x 4.1m)

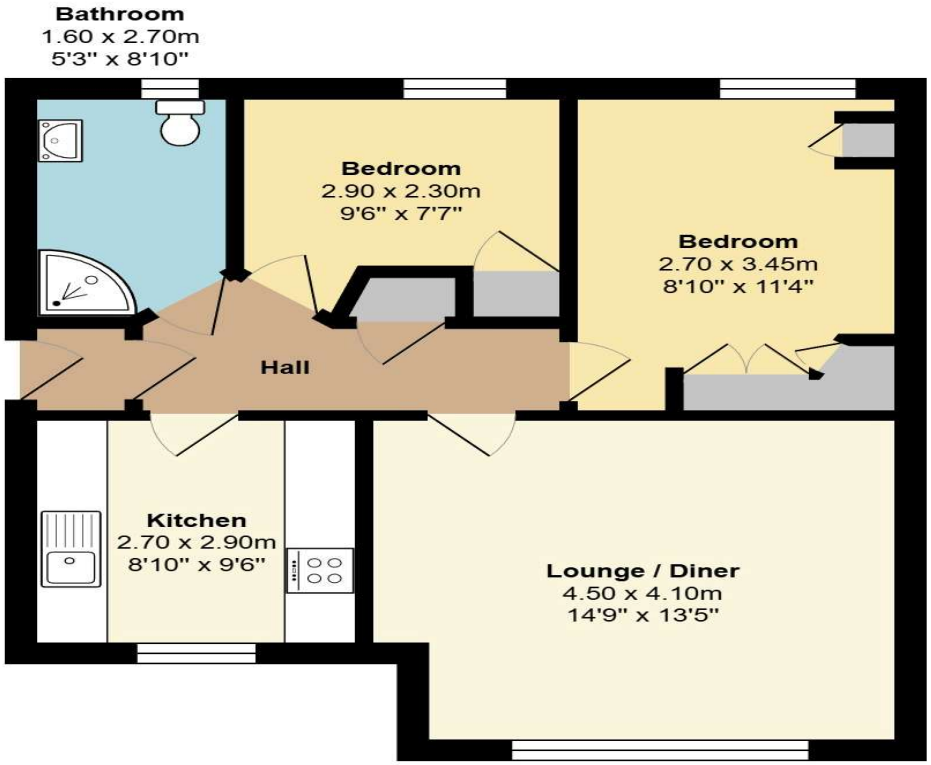
Kitchen:
9'6" x 8'10" (2.9m x 2.7m)

Bedroom One:
11'4" x 8'10" (3.45m x 2.7m)

Bedroom Two:
9'6" x 7'7" (2.9m x 2.3m)

Shower Room:
8'10" x 5'3" (2.7m x 1.6m)

12a, The St Andrews Road, Droitwich Spa, WR9 8DW



Total Approx Area: 56.0 m² ... 603 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