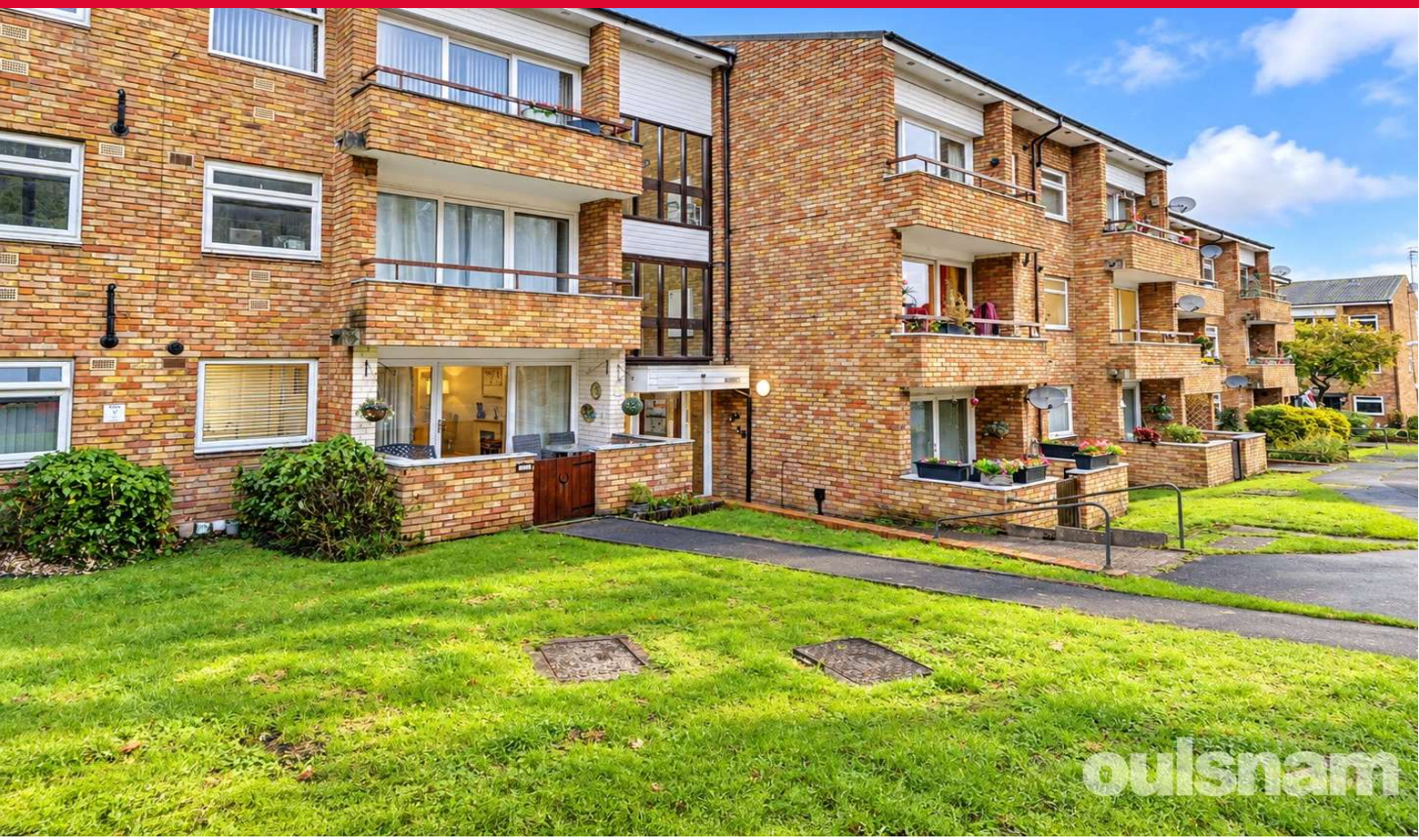
oulsnam







118 Blackfriars Court, Blackfriars Avenue, Droitwich, WR9 8RX

Offers Over £150,000 **EPC: C**

OULSNAM ARE DELIGHTED TO OFFER FOR SALE THIS GENEROUS & BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR FLAT. Boasting lounge diner, modern kitchen, wet room, two bedrooms, outside seating space, communal gardens & residents parking. For sale with NO ONWARD CHAIN! E P Rating C

LOCATION

From the agents office Head south east on Victoria Square, at the roundabout, take the first exit onto St Andrew's Rd until the crossroads and traffic lights at the Worcester Rd and take a right turn. At the next roundabout, take the second exit onto Saltway/B4090, then Turn first left into Blackfriars Avenue, where the entrance to the car park will be found on your right hand side indicated by the agents for sale board

This superbly presented ground floor apartment is located in a desirable location within walking distance of the town centre. The apartment offers impressive accommodation briefly comprising: Entrance hall with built-in storage/airing cupboard, lounge diner, fitted kitchen, two bedrooms and wet room. In addition, the property benefits from UPVC double glazing, gas-fired central heating and communal residents parking. The property is offered with NO ONWARD CHAIN.

SUMMARY

* Approached through a door into the communal entrance hall with security intercom system leading to the front door of the apartment.

* Welcoming hallway with Security intercom phone and doors into both bedrooms, wet room, lounge diner and hallway storage/airing cupboard.

* Generous lounge diner which is bright and airy and overlooks the front aspect of the building with door onto the balcony/walled terrace and door into the kitchen.

* Kitchen overlooks the front aspect and comprises a range of modern white high gloss fronted wall mounted and base units, integral electric oven and hob, space for freestanding appliances and wall mounted gas central heating boiler.

* Bedroom one is a double with a view onto the rear aspect of the building and built in fitted wardrobe

* Bedroom to also has views to the rear aspect of the building

* Wet room comprises w.c., pedestal wash hand basin and walk in shower area with electric shower.

* Outside there are well established communal gardens and residents communal parking to the front.

* Town centre location with easy access to the town and train station.

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. We have been advised that Platform Housing are the managing agents the lease commenced 28th July 1997 for 125 years and the annual service charge is approximately £100 per month.





Hallway

Lounge diner:
15'5" x 11'2" (4.7m x 3.4m)

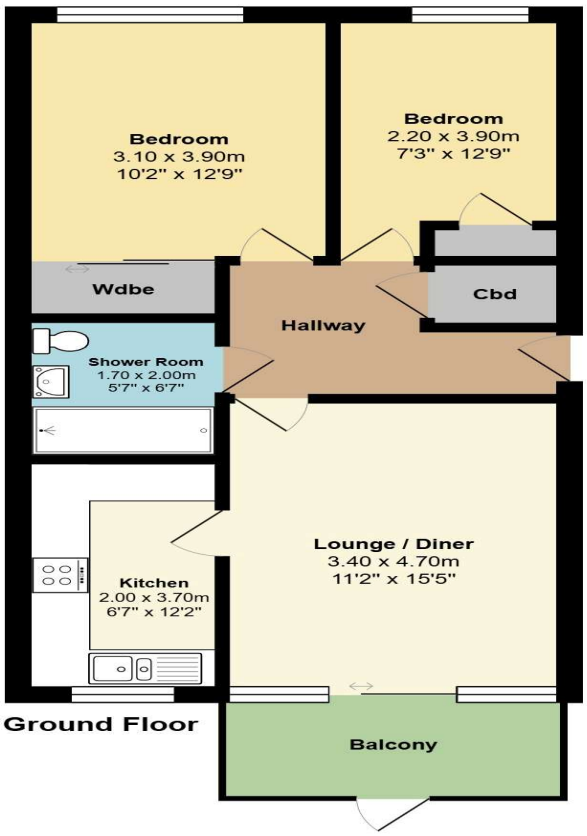
Kitchen:
12'2" x 6'7" (3.7m x 2m)

Bedroom:
12'9" x 10'2" (3.89m x 3.1m)

Bedroom:
12'9" x 7'3" (3.89m x 2.2m)

Wet room:
6'7" x 5'7" (2m x 1.7m)

118, Blackfriars Court, Blackfriars Avenue, Droitwich Spa, WR9 8RX



Total Approx Area: 61.0 m² ... 657 ft² (excluding balcony)

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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