oulsnam







Worcester Road, Droitwich, WR9 8AH

Guide Price £175,000

EPC: D

OULSNAM ARE DELIGHTED TO INTRODUCE THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 55s. Located opposite Droitwich Lido Park, within easy access to the town centre and Waitrose, this highly regarded & beautifully maintained complex features a resident's lounge, laundry room, store rooms and guest suite. The apartment boasts a lounge/diner with French doors onto the rear courtyard area, enjoying access to the rear & surrounding communal gardens. It features a modern fitted kitchen, bedroom one with fitted wardrobes and storage, second double bedroom presented as a study, shower room and residents parking. NO ONWARD CHAIN. E P Rating C

DIRECTIONS
From the agent's office, head south-east via Victoria Square and, at the roundabout, take the first exit onto St Andrew's Road. Continue to the traffic lights before turning left, when you will find the entrance to Rowan Court immediately on your left.

SUMMARY
* Entrance hallway with door to storage cupboard with useful shelving and coat hooks, airing cupboard housing hot water tank and useful shelving, further walk-in storage cupboard with shelving and ceiling light point and doors into the lounge diner, both bedrooms and shower room

* A lounge/diner with double doors into the kitchen and french door leading onto the rear courtyard with access to the communal gardens.

* Fitted kitchen with integral appliances to include an electric hob, double oven, fridge freezer and plumbing for a washing machine, breakfast bar area and views over the side communal grounds

* Bedroom one with fitted wardrobes with mirrored doors.

* Second double bedroom features a built in fitted wardrobe and is currently presented as a second reception room.

* Modern Shower room is fitted with a double walk-in shower cubicle, wash hand basin and wc

* Outside are the initial low maintenance courtyard gardens to the rear with access to the beautiful landscaped communal gardens comprising lawned areas, pathways and seating areas.

* Guest facilities, a guest room can be booked for a fee for overnight visitors.

* Care alarm service

* Lifts to all floors & secure communal entrance

* Laundry Room, Residents' communal lounge, Communal gardens and residents' parking. Development Manager on site during office hours.

GENERAL INFORMATION
SERVICES
The central heating is provided by Ecostrad ceramic electric radiators. There is no gas supply to the property.
TENURE
The property is leasehold. The vendor has advised the lease commenced in 1989 with a 99 year lease. Service charges for 2026 have been £5,716 to include a programme of updates and ground rent £37.50 per quarter.





Hallway

Lounge Diner:
13'5" x 11'6" (4.1m x 3.5m)

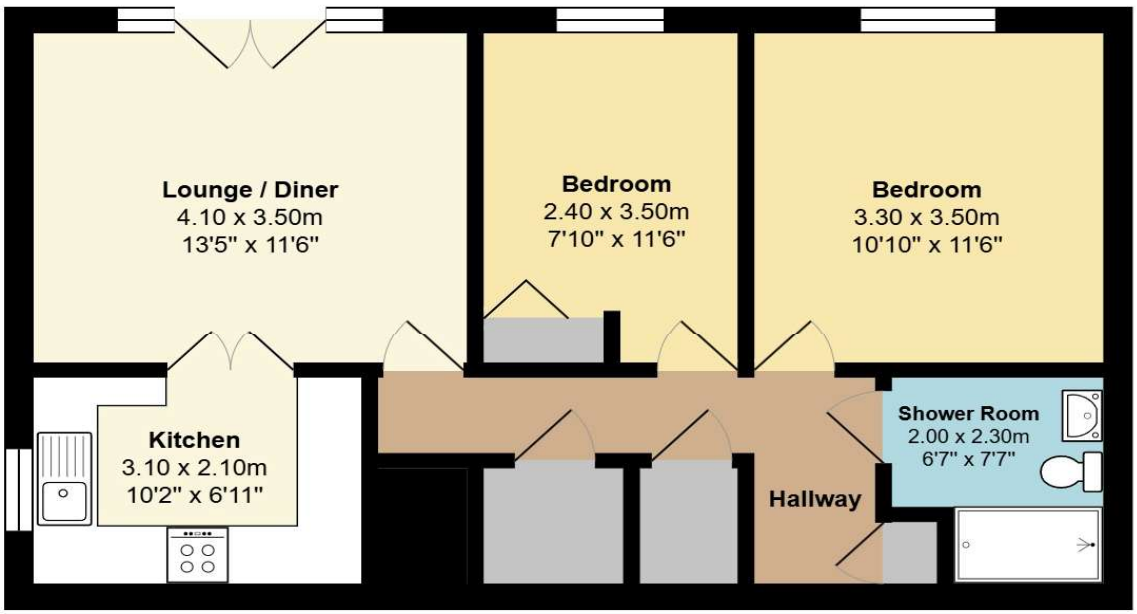
Kitchen:
10'2" x 6'11" (3.1m x 2.1m)

Bedroom One:
11'6" x 10'10" (3.5m x 3.3m)

Bedroom Two:
11'6" x 7'10" (3.5m x 2.4m)

Shower Room:
7'7" x 6'7" (2.3m x 2m)

Flat 3, Rowan Court, Droitwich Spa, WR9 8AH



Ground Floor

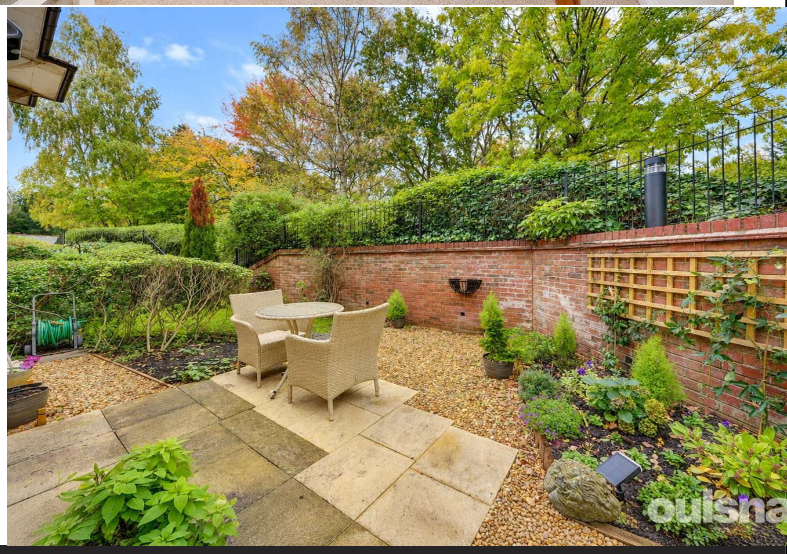
Total Approx Area: 57.0 m² ... 614 ft²

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