

AP MORGAN



Exmoor Drive, Bromsgrove, Worcestershire
Offers Over £95,000

Features:

- Offered with no onward chain
- Well-presented first floor apartment
- High ceilings and large windows
- Lounge with Juliet balcony
- Fitted kitchen
- Bathroom suite
- Double bedroom
- Allocated parking bay & visitor parking

Description:

Offered with no onward chain, this well-presented first-floor apartment offers bright and spacious living, enhanced by large windows and tall ceilings. Situated in a popular area of Bromsgrove, it is ideally located for access to the town centre and excellent commuter routes.

The property is accessed via a secure communal entrance and briefly comprises: entrance hallway with storage cupboard; generous open-plan kitchen/lounge/diner with large windows and a Juliet balcony overlooking the communal grounds to the rear. The fitted kitchen is equipped with integrated oven, electric hob, and extractor hood, along with space for a tall fridge/freezer and washing machine. Completing the layout is a bright and airy double bedroom and a three-piece bathroom suite with bathtub and overhead shower.

Externally, the property benefits from large wrap-around communal gardens, one allocated parking space, and additional visitors' parking.

We have been advised by the current owner that the property has approximately 93 years remaining on the lease, with a service charge of around £2,400 per annum and a ground rent of £45 per annum. The property is heated by modern electric heaters and also offers a loft space for potential storage.

Exmoor Court occupies a pleasant location less than one mile from Bromsgrove's High Street, with a choice of schools and convenience stores within walking distance. It is also



well placed for nearby bus routes and major road networks, including the M5 and M42.

Details:

Entrance Hall

Open Plan Kitchen/Lounge/Dining 3.63 x 5.7

Double Bedroom 3.23 x 2.95

Bathroom 2.26 x 1.65

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

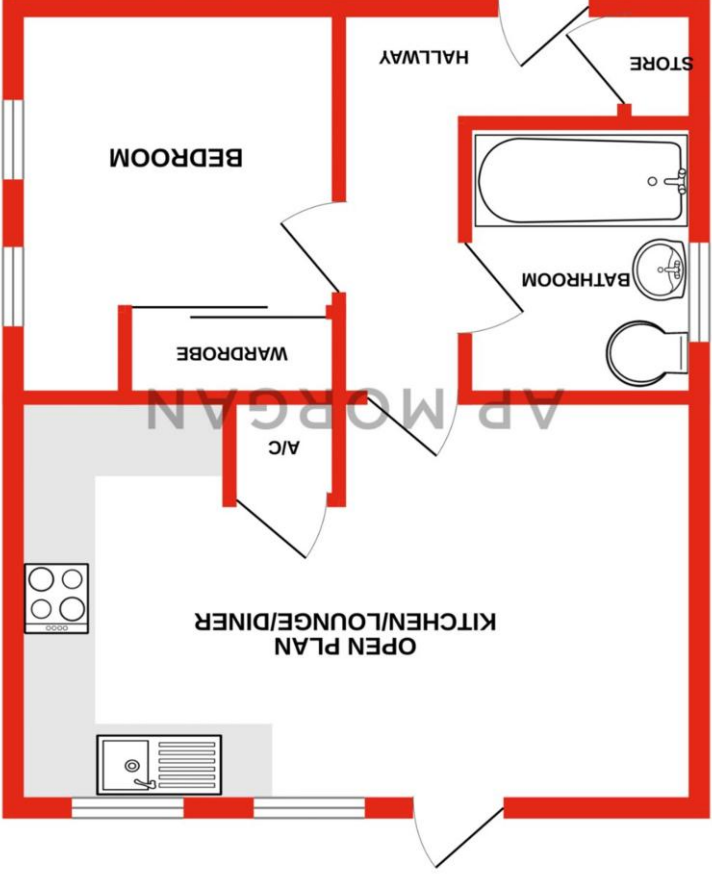
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Identity Checks

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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as taken. In any case, commission or re-statement. The plan is 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 their operability or efficacy can be given.
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