

AP MORGAN



**Sanders Road, Bromsgrove**  
Offers in the region of £110,000

### Features:

- Popular Desirable Location
- Upper Floor One Bedroom Apartment
- Great Condition Throughout
- Spacious Living Room
- Fitted Kitchen
- Close to Bromsgrove High Street
- Good Public Transport Links

### Description:

Situated in the heart of the desirable Bromsgrove location is this well-presented one-bedroom upper-floor apartment, offering comfortable and conveniently located accommodation ideal for first-time buyers, professionals, or investors alike. Positioned within close proximity to local amenities and transport links, the property combines practicality with an excellent setting.

### Approach

The property is approached via allocated parking, providing convenient access for residents and visitors. Secure communal access leads to the upper floor, where the apartment is entered through a welcoming hallway.

### Accommodation

Once inside, the well-maintained interior briefly comprises a central hallway with useful built-in storage, providing access to all rooms. The spacious living room offers ample space for both lounge and dining furniture, creating a bright and comfortable living area. The kitchen is fitted with a range of wall and base units, complementary work surfaces, and integrated sink, along with space for appliances.

The double bedroom is well proportioned and benefits from fitted wardrobes, offering excellent storage solutions. The bathroom is fitted with a modern suite including a bath with shower over, washbasin, and WC. Additional storage cupboards within the apartment further enhance practicality.

We have been advised that there's approximately 90 years remaining on the lease, a service charge of approximately £900 per year and a ground rent



of approximately £250 per year.

#### Location

The property sits on the doorstep of an excellent selection of local amenities and Bromsgrove High Street. Sanders Park is just a short walk away, ideal for leisure and nature walks. The apartment also benefits from excellent access to public transport links and major road networks, making it perfectly suited for commuters.

#### Details:

##### Hall

**Living Room** 14'3" x 10'7" (4.34m x 3.23m)



**Kitchen** 9'2" x 6'5" (2.8m x 1.96m)



**Master Bedroom** 11'4" x 8'11" (3.45m x 2.72m)



**EPC Rating:** C

**Council Tax Band:** A (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?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.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 Solid 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.

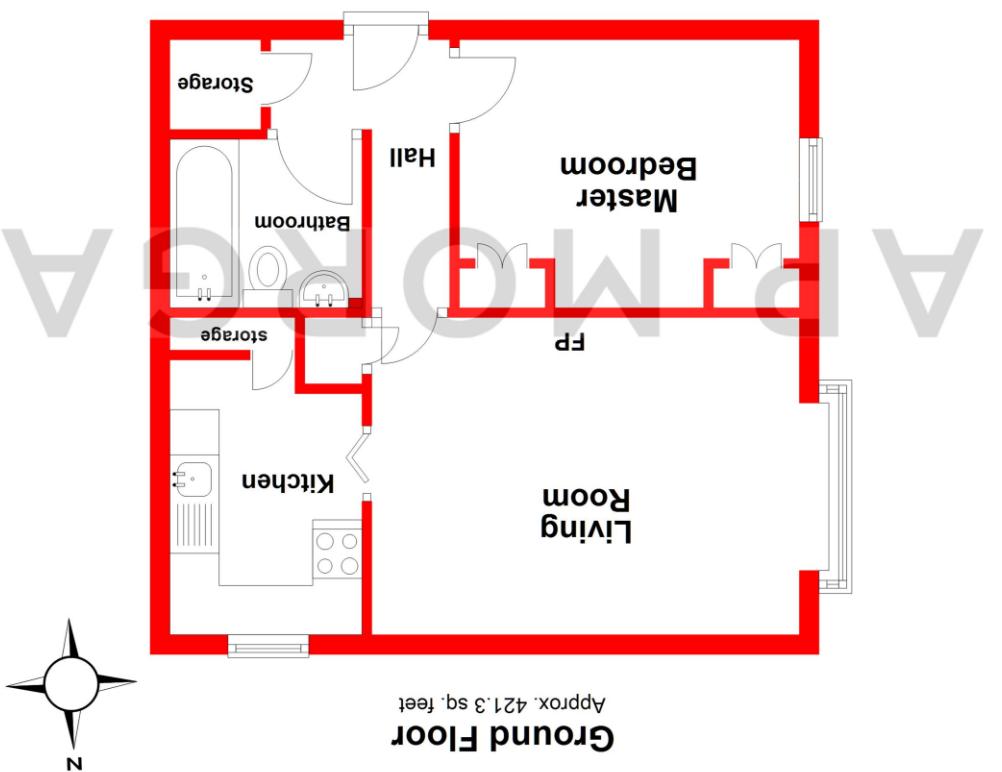
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Total area: approx. 421.3 sq. feet



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