

**AP MORGAN**



**Housman Park, Bromsgrove, Worcestershire**  
Asking Price £120,000

### Features:

- First Floor Retirement maisonette
- Two bedrooms
- Central location to Bromsgrove Town
- Bathroom
- Spacious living room
- Kitchen
- Private front door access
- Communal gardens, parking and facilities

### Description:

Offered with no onward chain, this well-presented two-bedroom first-floor apartment is situated within the popular Housman Park over-55s residential development, conveniently located close to Bromsgrove town centre.

In brief, the accommodation comprises an entrance hall with stairs rising to the first-floor landing, a spacious dual-aspect living room featuring a fireplace and windows overlooking the courtyard, and a fitted kitchen with a range of wall and base units and space for appliances. There are two bedrooms, including a generous principal double bedroom with fitted wardrobes, a well-proportioned second bedroom, and a three-piece bathroom suite. The apartments benefit from a lifeline emergency call facility, and parking permits are available subject to requirements.

Additional features include double glazing throughout, electric storage heating, and communal off-road parking. We have been advised that the remaining lease term is approximately 60 years, with an annual ground rent of around £78 and an annual service charge of approximately £2,523.

Housman Park is a popular, purpose-built retirement complex, highly regarded for its proximity to Bromsgrove High Street and its range of shops and cafés, as well as a chemist, medical centre, library, and The Hub town council facilities. Residents have access to the main complex, which offers a community room, hair salon, laundry facilities, and a programme of weekly activities. Dining facilities are available for an additional charge, with the option to eat in the dining room or have meals delivered to the apartment. If required,



a brief morning welfare check from centre staff can also be arranged.

**Details:**

**Ground Floor Entrance Hall**

**First Floor Landing**

**Lounge** 3.62 x 4.79

**Kitchen** 1.72 x 2.19

**Bedroom One** 3.69 x 3.12 Max

**Bedroom Two** 2.48 x 2.77

**Bathroom** 1.96 x 1.52

**EPC Rating:** C

**Council Tax Band:** C (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](http://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.

### 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

Estate 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. 556.9 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and 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 their operability or efficiency can be given.

Plan produced using PlanUp.

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