

**AP MORGAN**



**The Strand, Bromsgrove, Worcestershire**  
Asking Price £75,000

### Features:

- Second floor retirement apartment
- Central location in Bromsgrove Town
- Lift access & guest suites available
- Double bedroom with built in wardrobe
- Open plan lounge/diner/kitchen
- Shower/wet room
- Attractive communal gardens
- Communal resident parking & facilities

### Description:

Offered with no-onward chain is this one-bedroom second-floor retirement apartment situated in the heart of Bromsgrove town centre, this flat boasts a range of amenities, including warden control for added peace of mind, a convenient lift. Additionally, residents have access to a delightful communal garden and off-road parking.

The accommodation is thoughtfully designed with features such as emergency pull cords and a heating system that includes a storage heater in the lounge/diner and electric wall heaters in the bedroom and hallway, all supported by an Economy 7 meter.

The layout briefly comprises:

A secure entry system provides access to the communal hall, where stairs and a lift offer convenience and accessibility. Upon entering the flat, you're greeted by a hallway complete with a handy storage cupboard. The lounge/diner is a versatile space with a feature window seat overlooking the rear gardens and brook and an archway leading through to the fitted kitchen. The kitchen offers an integrated oven and electric hob. The master bedroom offers built-in wardrobe while a shower/wet room completes the interior layout.

We have been advised that there is approximately 57 years remaining on the lease. Service charge and ground rent are to be confirmed.

Outside, the property benefits from delightful communal gardens that include paved patios seating areas, beautifully landscaped feature beds, and well-maintained lawns dotted with mature trees and views to Spadesbourne Brook. There's



an additional benefit of a private car park for off-road parking subject to parking permit.

Bromsgrove town centre itself provides a wide array of amenities, including shops, eateries, bars, leisure centres, and a library. With excellent transport links to the M5 (junction 5) and M42 (junction 1), Bromsgrove is an ideal location for commuters, offering easy access to both Birmingham and Worcester.

**Details:**

Hall

Lounge 4.45 x 4.32 Both max

Kitchen 1.70 x 2.15

Double Bedroom 3.46 x 2.84

Shower Room 1.62 x 1.97

EPC Rating: E

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?

### 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?

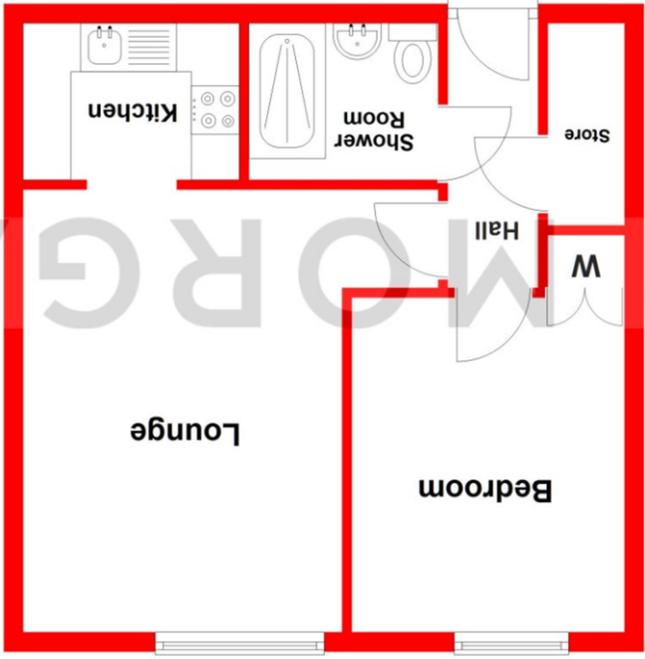
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

## Second Floor

Approx. 421.4 sq. feet



Total area: approx. 421.4 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.