

AP MORGAN



The Strand, Bromsgrove, Worcestershire
Guide Price £60,000

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 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.



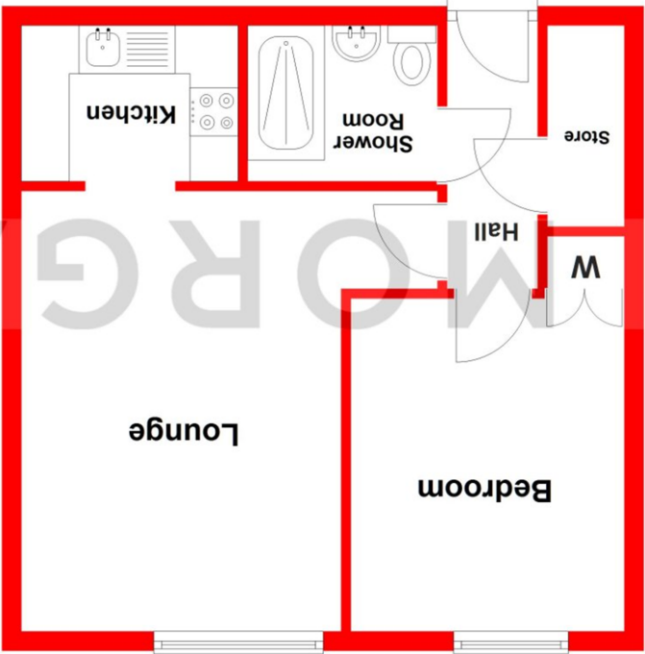
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Second Floor
Approx. 421.4 sq. feet

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.

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