



AP MORGAN

**Housman Park, Bromsgrove, Worcestershire**  
Offers in the region of £80,000

### Features:

- One bedroom first-floor apartment in the popular Housman Park over-55s development
- Tastefully decorated and well maintained throughout
- Large walk-in shower enclosure in the shower room
- Lounge diner with feature electric fireplace and store cupboard
- Airing cupboard providing additional storage within the shower room
- Communal facilities including meeting room, laundry room, and hairdressing room
- Lifeline emergency call system included in the service charge
- Resident parking available

### Description:

Independent living, thoughtfully done. And Bromsgrove town centre just around the corner.

If you have been thinking about making life a little easier without giving up your independence, this one bedroom first-floor apartment at Housman Park could be exactly what you have been looking for.

Inside, the accommodation has been looked after with real care and is tastefully presented throughout. The lounge diner gives you a generous space to relax and eat, centred around a feature electric fireplace, with a useful store cupboard tucked away to keep things tidy. The kitchen leads off from here. The bedroom is a good size, and the shower room is a real highlight, featuring a large walk-in shower enclosure along with an airing cupboard that doubles as handy additional storage.

Housman Park is a well-regarded over-55s development, purpose-built for independent living and sitting adjacent to Bromsgrove town centre, with shopping facilities within easy walking distance. As a resident, you have full use of the communal centre, which includes a meeting room, laundry facilities, and a hairdressing room. A meals service is available if you want it, and a morning welfare check from centre staff can be arranged. The Lifeline emergency call



system is included as part of the service charge, giving you and your family peace of mind.

The town centre has a good range of independent shops, supermarkets, cafes, and restaurants, and Bromsgrove is well-served by public transport including regular bus routes and train services. Resident parking is available in the courtyard on a first come, first served basis. Mount Croft

We have been advised that this property is leasehold, with approximately 60 years remaining on the lease. Ground rent is approximately £52 per year and the annual service charge is approximately £2,642.

#### **Details:**

**Entrance Hall**

**First Floor Landing**

**Lounge** 2.64 x 5.06

**Kitchen** 1.57 x 2.39

**Bedroom** 3.15 x 4.12 Max

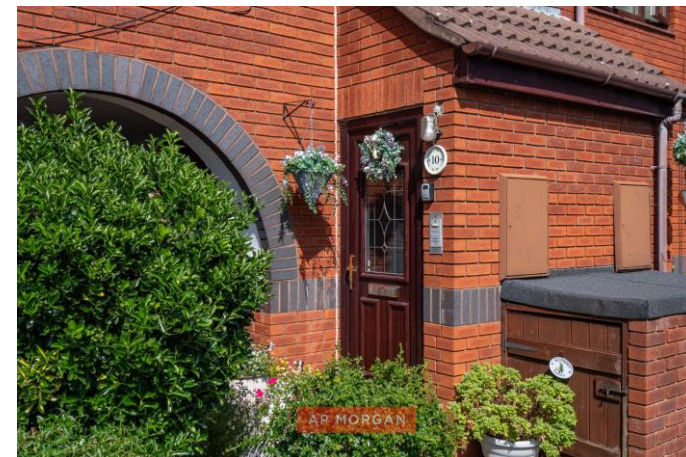
**Shower Room** 3.15 x 2.34

**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](http://www.wisermortgageadvice.co.uk)

Property to sell?

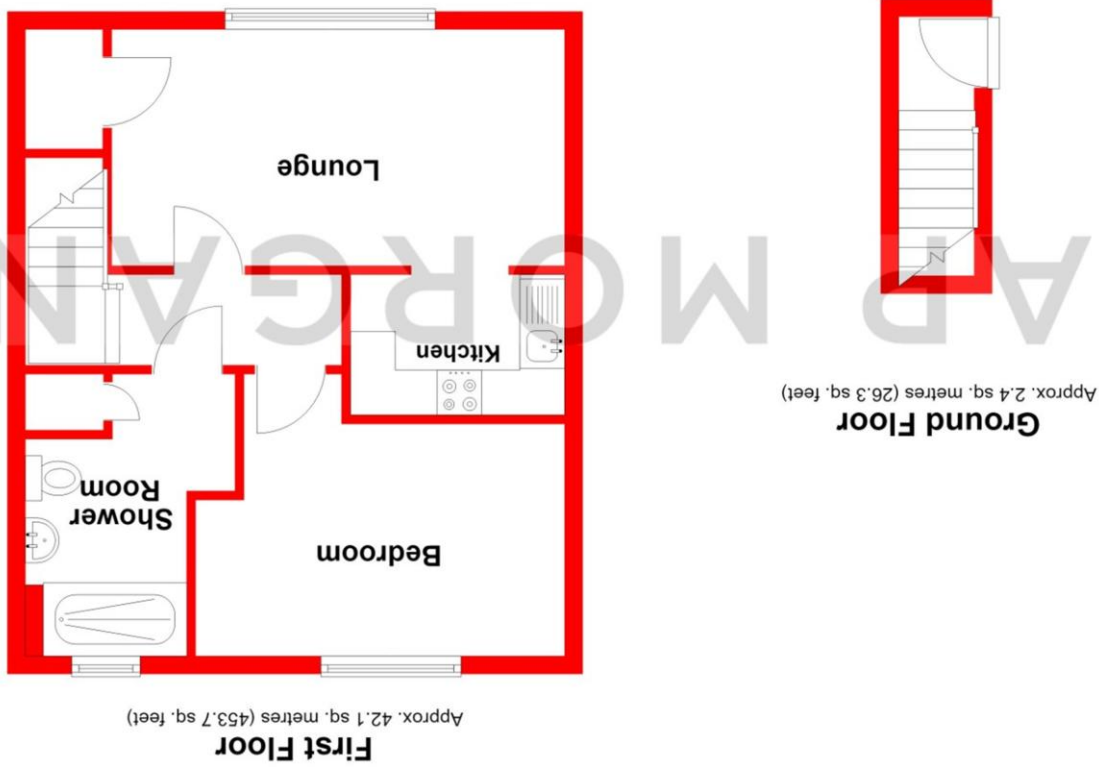
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 44.6 sq. metres (479.9 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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