

An aerial photograph of a residential area. In the foreground, a large, dry, yellowish-brown field is visible, surrounded by green trees. To the left of the field is a residential street with houses. To the right is a large, dense green area. In the bottom center, a three-story brick building is highlighted with a red box. The building has a gabled roof and multiple windows. A red banner is at the top left, and a red banner with text is at the bottom right.

AP MORGAN

Brook Court, Honeymans Gardens, Droitwich
Offers Over £180,000

Features:

- Second floor apartment with no onward chain
- Far-reaching views across the playing fields from the lounge
- Juliet balcony off the lounge/dining room
- Principal bedroom with built-in wardrobes and en-suite shower room
- Second double bedroom with built-in storage
- Modern kitchen diner with integrated appliances
- Two allocated parking spaces
- Secure communal entrance with individual letterboxes

Description:

This is the view you'll get used to having with your morning coffee!

Tucked within a sought-after development on the banks of the River Salwarpe, this second floor apartment opens onto a Juliet balcony with far-reaching views across the playing fields. It offers two double bedrooms, a principal suite with its own en-suite, and two allocated parking spaces. With no onward chain, it's ready for a quick and easy move.

We asked him what made him buy it...

"The location sold it for me. I could walk straight across the fields to the gym at Droitwich Spa and Leisure Centre, so it suited my day-to-day life perfectly. It's a brilliant spot for anyone who wants to be close to everything without the hassle of a busy town centre on the doorstep."

Our agents say...

This is a genuinely well-presented apartment, and that lounge view is the first thing that gets you. The Juliet balcony makes the most of those far-reaching views over the playing fields, and the kitchen diner is fitted with integrated appliances throughout, including a dishwasher, fridge freezer, oven and induction hob, so there's nothing to do but move your things in. The principal bedroom has built-in wardrobe and its own en-suite shower room, while the second double bedroom also benefits from built-in storage. Add in two allocated parking spaces, a secure communal



entrance, and no onward chain, and this is about as straightforward as buying an apartment gets.

Droitwich Spa itself has plenty going for it too. There's a Waitrose for the everyday shop, a good spread of independent pubs and shops, and a farmers' market that sets up regularly in Victoria Square. St Peter's Fields and the Droitwich Lido are close by for weekends outdoors, and the canal towpaths offer some lovely walking country if you fancy escaping into the countryside. For commuters, the M5, M42 and M40 are all within easy reach.

Whether you're a first-time buyer or a young professional couple, this one's worth a look. Get in touch to arrange a viewing.

Leasehold, commenced 01/05/04 for a term of 150 years. Ground rent £75 pa. Service charge £207.45 pcm.

Details:
Hall

Lounge/Dining Room 3.70 x 5.39

Kitchen 2.77 x 3.00 Max

Bedroom One 3.72 x 3.08 Max

En-suite 2.44 x 1.03 Max

Bedroom Two 3.70 x 3.05

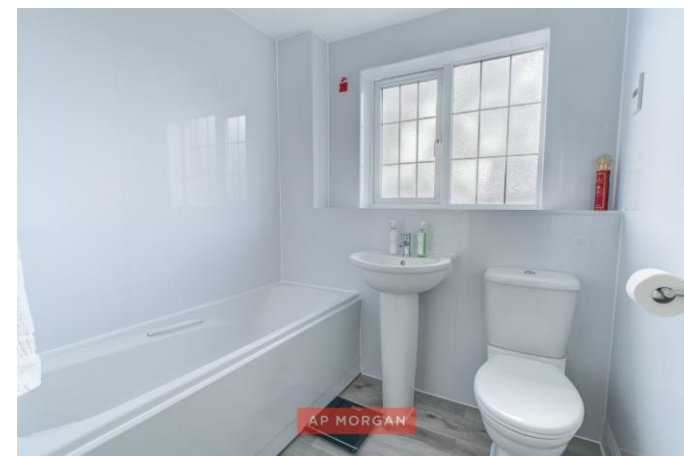
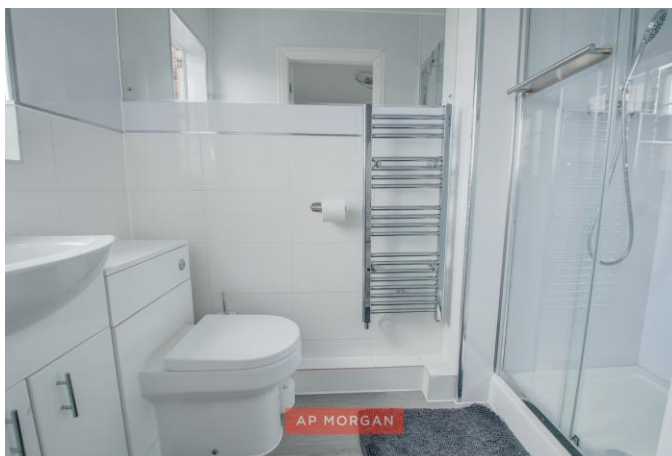
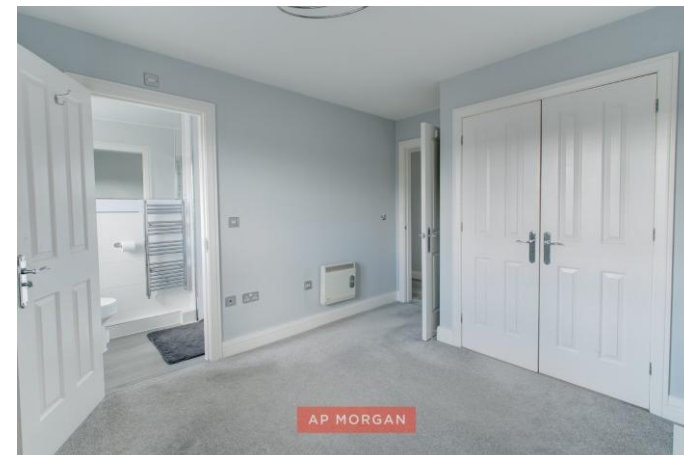
Bathroom 2.00 x 1.84

EPC Rating: D

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 Wisser 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.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 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.

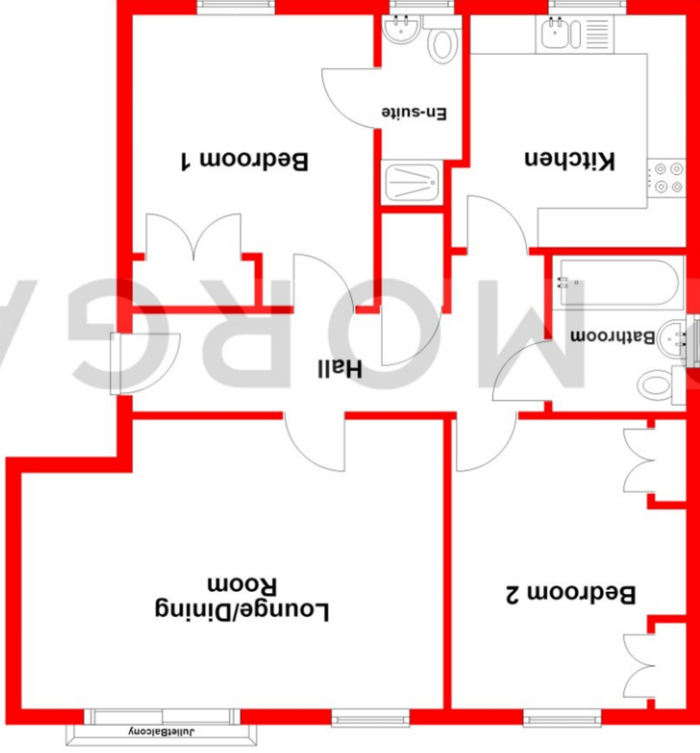
Need a solicitor?

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.

Second Floor



Total area: approx. 66.8 sq. metres (719.1 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 Planip.

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