

**AP MORGAN**



**Evesham Road, Redditch, Worcestershire**  
Offers in excess of £155,000

**Features:**

- Well-presented first floor apartment
- Master bedroom with en-suite
- Open plan kitchen/diner/living room
- Family bathroom
- Communal swimming pool and changing facilities
- Underground secure allocated parking
- Communal outside courtyard garden
- Well-regarded location

**Description:**

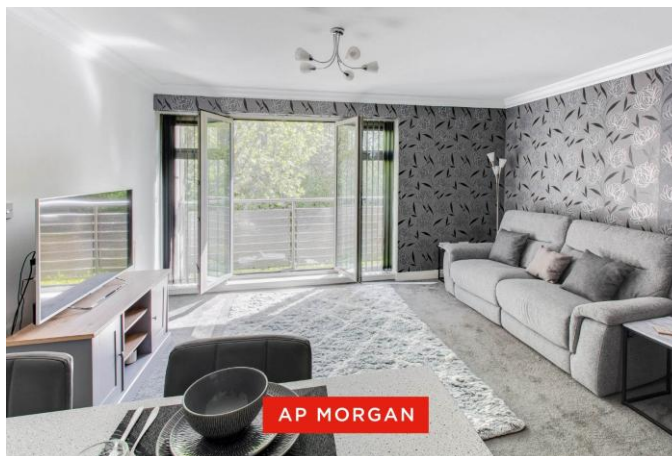
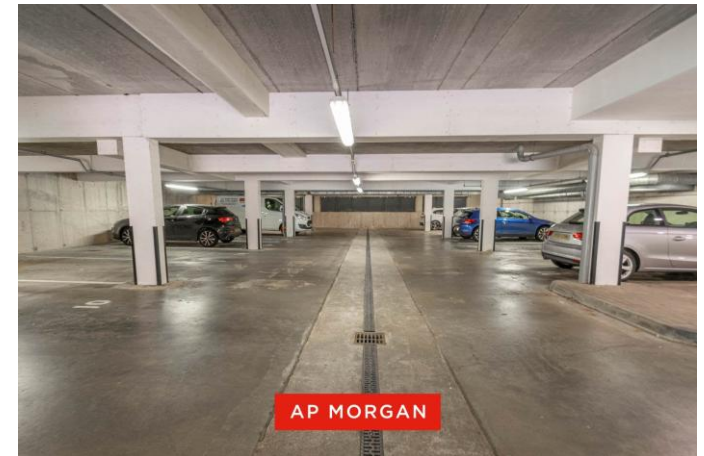
An excellent opportunity to purchase this well presented two double bedroom, first floor apartment, benefiting from communal facilities, well maintained grounds, access to a resident pool, and secure underground allocated parking, well placed in the sought after residential area of Crabbs Cross, Redditch.

The accommodation briefly comprises: Entrance hallway with storage cupboard, an open plan kitchen/lounge benefiting from an electric hob and oven, along with space for freestanding appliances and a balcony off the living area, master bedroom with fitted wardrobes and a handy en-suite shower room, double bedroom two and the family bathroom.

The property further benefits from well-maintained communal gardens, secure underground allocated parking and a communal swimming pool and changing facilities.

We have been advised that there is a remaining lease of approximately 100 years and an annual service charge of approximately £4200 to cover the maintenance of communal areas and pool.

Well situated in Crabbs Cross, the property is nearby to local amenities. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, bars, restaurants and cinema, along with the local bus and train stations. Motorway junctions M42 and M5 are easily accessible.



**Details:**

**Entrance Hallway**

**Kitchen/Diner/Living Room** 21'7" x 14'4" (6.58m x 4.37m)

**Bedroom One** 13'2" x 13'9" (4.01m x 4.2m)

**Bedroom Two** 10'4" x 9'6" (3.15m x 2.9m)

**Bathroom** 6'2" x 6'9" (1.88m x 2.06m)



**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## 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 406 956, 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.

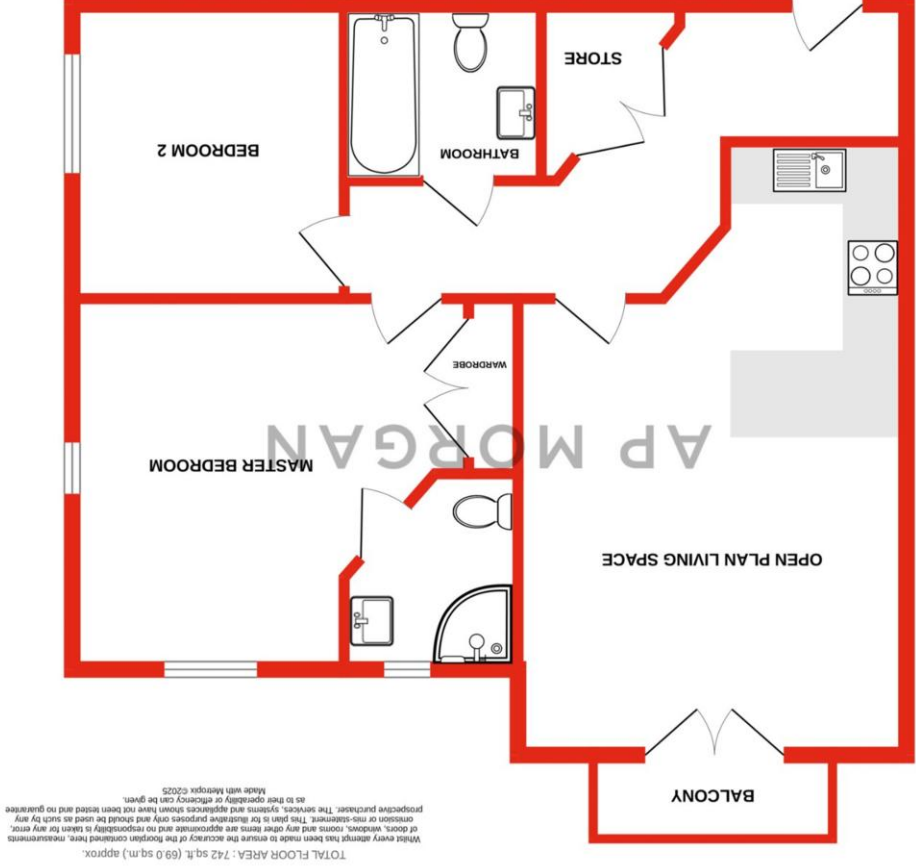
### Need a solicitor?

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.

GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



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