

AP MORGAN



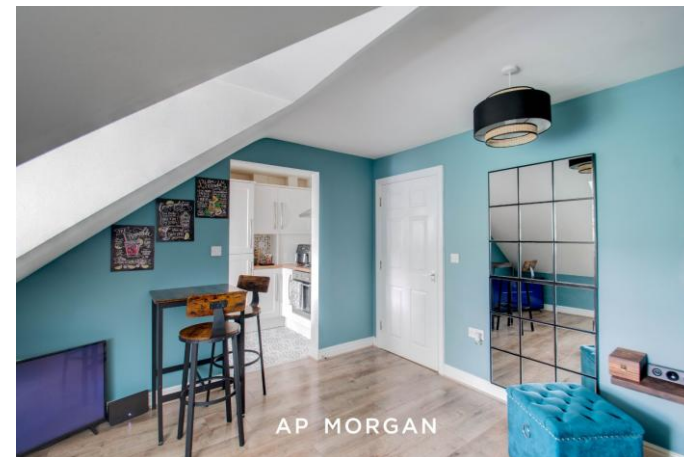
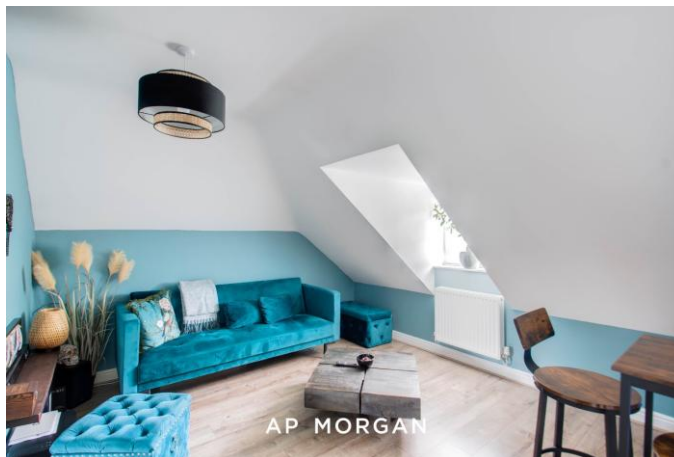
Lydan House, Pool Bank, Worcestershire
Offers in excess of £120,000

Features:

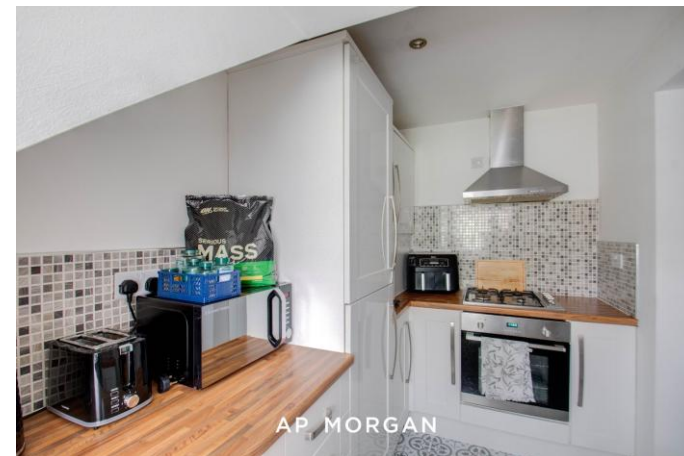
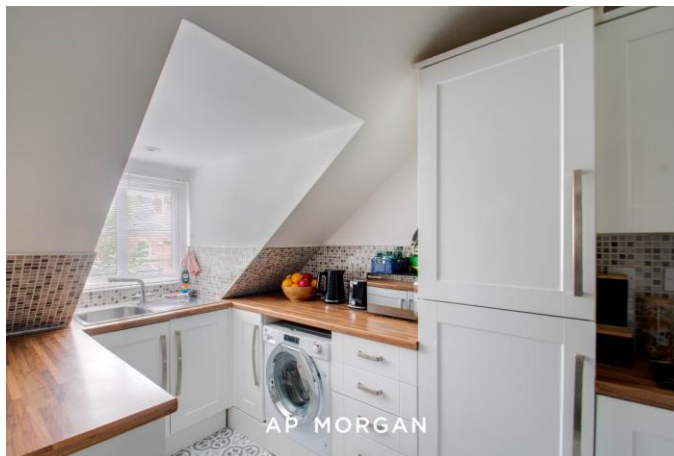
- Second floor apartment
- One double bedroom
- Spacious lounge
- Well-fit kitchen
- Generous sized bathroom

Description:

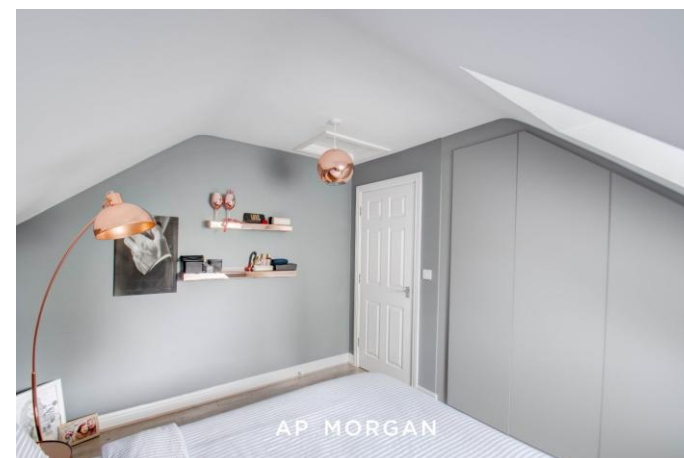
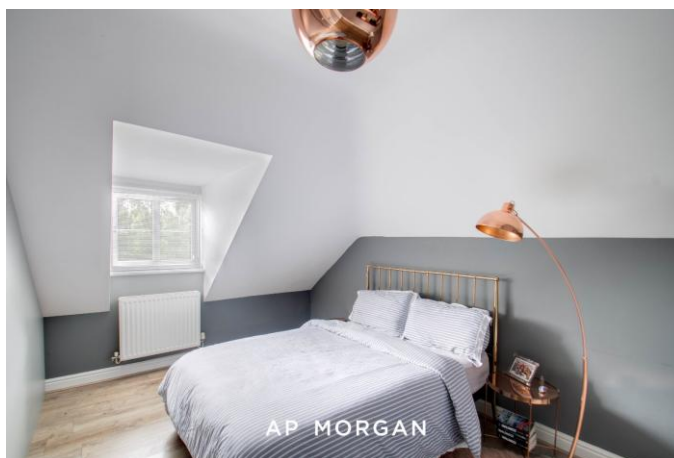
Introducing this well-presented second-floor apartment, offering one spacious double bedroom with fitted wardrobes, a generous living/dining area, a well-fitted kitchen and bathroom, and parking at the rear, situated in Southcrest, Redditch.



On arrival from the front, the property leads you down the steps to the main entrance door, which features an intercom system for access to the apartment. This is separated by a secure entrance door with allocated post boxes at the front. From the rear, access is available through the car park, which offers ample parking for residents, along with steps leading up to a secondary secure entrance door.



Heading up to the second floor, you will find the apartment on your right, initially leading into the entrance hall, which provides access to all of the rooms. Straight ahead to the right is the lounge, a great space for relaxing with additional room for dining. This also provides access to the kitchen, which is fitted with ample storage and worktop space, an integrated fridge/freezer, an integrated oven with a four-burner gas hob, and space for utility appliances.



Back through the hall, you will find the bedroom, a generous double with tailor-made wardrobes, ideal for saving space, along with the spacious bathroom, fitted with a toilet, wash basin, and bathtub with overhead shower, as well as room for freestanding appliances.

Situated in Southcrest, Redditch, this apartment provides swift access to local amenities, including Redditch Town Centre, which boasts a wide variety of shops and restaurants, as well as convenient road networks for the M5 and M42 motorways, plus nearby bus and train links.

Details:

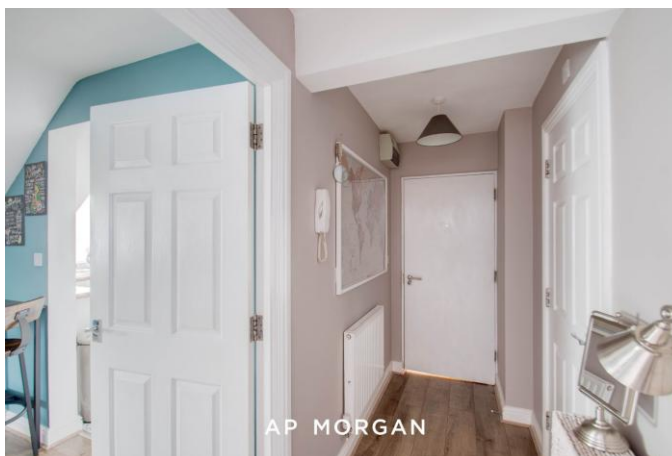
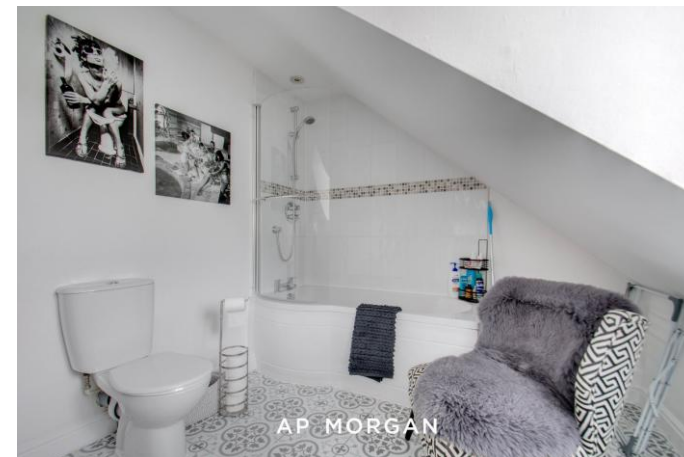
Hall

Lounge 13'3" x 8'7" (4.04m x 2.62m)

Kitchen 6' x 11'11" (1.83m x 3.63m)

Bedroom 10'10" x 12'11" (3.3m x 3.94m)

Bathroom 10'10" x 8'6" (3.3m x 2.6m)



EPC Rating: C

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 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

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?

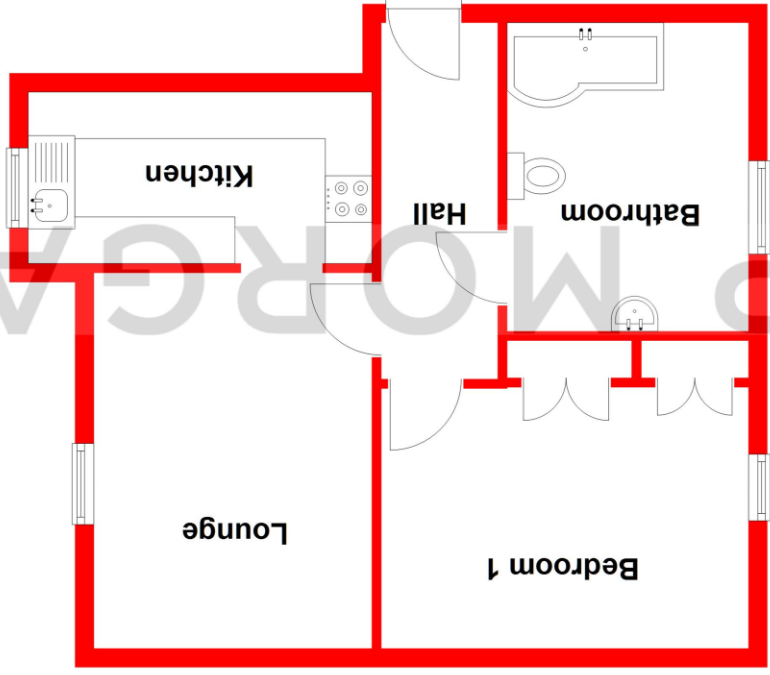
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 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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