



For Sale: £0 Share of Freehold  
Blakebrook, Kidderminster, DY11

- Extremely Spacious
- Lounge with fireplace
- Two Double Bedrooms
- Kitchen Diner with fireplace

**Bagleys**  
SALES AND PROPERTY MANAGEMENT



An Extremely Spacious Second Floor Apartment Situated Within A Fantastic Period Building in The Blakebrook Conservation Area of Town. Period features, good-sized lounge, two double bedrooms, breakfast kitchen and shower room. Off road parking for 2 vehicles and communal gardens.

Accessed Via A Secure Hallway With Intercom & Comprising Impressive Living Room With High Ceiling, Spacious Dining Kitchen With Fireplace, Two Double Bedrooms, Shower Room. Large Secluded Communal Gardens, Allocated Parking. Leasehold.

**Communal Hallway** A spacious main hallway accessed via a secure front door with intercom system linked to the flat. A beautiful staircase rises to the upper floors and provides access to the subject property.

**Entrance Hall** Having intercom system, radiator, UPVC sash window to rear aspect, loft hatch accessing the roof space and doors leading to the living room, bedrooms, kitchen and shower room.

**Living Room** An extremely spacious living room with impressive vaulted ceiling, exposed beams, attractive feature fireplace, two radiators, two wall lights and UPVC sash window to rear overlooking the gardens.

**Kitchen Diner** A spacious kitchen diner comprising a range of wall and base units, work surfaces with inset 'Belfast' sink, space for cooker with extractor above, space for additional appliances, built-in storage cupboard and drawers with attractive frontage, period style fireplace with tiled hearth and wooden surround. Also having dining/breakfast area with space for a table and chairs, wood laminate flooring and sash window to front providing a pleasant leafy aspect. Cupboard houses the gas combination boiler.

**Bedroom One** A light and airy main bedroom having radiator and sash window to front aspect.

**Bedroom Two** A second double bedroom having radiator and sash window to front aspect.

**Shower Room** Having shower cubicle, pedestal wash basin, low level W.C., heated towel rail and sash windows to side and rear aspect.

**Parking** Flat 5 enjoys an allocated and numbered parking space on the gravelled communal car park located at the front of the building.

**Communal Gardens** The property benefits from shared usage of a large mature communal garden located to the rear of the building. Benefiting from a nicely secluded aspect and comprising paved patio area, large lawn, many mature plants and trees, enclosed by walling and wooden panelled fencing and with side access from the front.

**Leasehold Information** The lease began 1 December 2017 for a period of 999 years. The service charges are £3XX per quarter. No Ground rent charges as owners will own a share of the freehold.



# Room Details

Communal Hallway

Entrance Hall

Living Room 17'4" x 13'9" (5.28m x 4.19m)

Kitchen Diner 17'5" x 10'9" (5.31m x 3.28m)

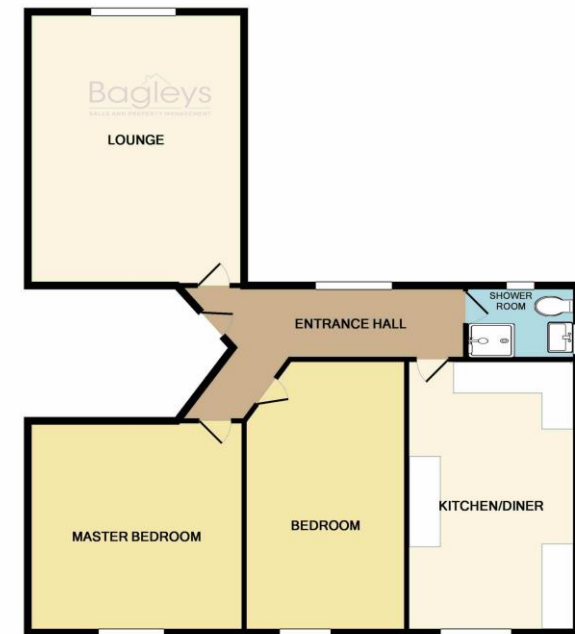
Bedroom One 17'5" x 10'2" (5.31m x 3.10m)

Bedroom Two 14'2" x 13'7" (4.32m x 4.14m)

Shower Room

Parking

Communal Gardens



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	34	75	<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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