



Apartment 33, Whittingham Court
Tower Hill, Droitwich, WR9 8AF

Andrew Grant

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 1 Bedroom  1 Reception  1 Bathroom

Leasehold / 487 sq. ft.

A first-floor apartment within a purpose-built retirement development for the over 60's.

This lovely apartment has an entrance hallway, a spacious reception room, a modern fitted kitchen, a double bedroom and a shower room.

Outside, there are well-maintained communal gardens and parking for the residents.

KEY FEATURES

- Retirement
- Close to Droitwich town centre
- Communal lounge
- Landscaped communal gardens
- Residents parking
- Annual service charge TBC
- Lease term 108 years remaining

Situation

Droitwich has a busy and bustling town centre along with a great range of leisure activities, including two well-maintained parks, an open-air lido, a leisure centre and the Droitwich Spa canal network, which is a haven for walkers, cyclists and nature lovers. The 21-mile canal circuit circumnavigates Droitwich and the route takes in some fantastic scenery and joins the River Severn in Worcester.





The town is situated to the north-east of Worcester and has easy access to the surrounding commuter links lying on the main A38 between Birmingham and Bristol and within a few miles of the M5 and M42 motorways. The railway station lies just outside the town centre with trains to Birmingham, Worcester, Kidderminster and Stourbridge. It is part of the Western main line which allows access to the north and south of the UK.

Description

The main building is accessed through a secure entrance with intercom system.

As you enter the apartment you are greeted by a welcoming entrance hallway with a useful storage cupboard and doors to the reception room, bedroom and shower room.

The spacious reception room has been tastefully decorated and has a feature fireplace with surround, a window to the rear and double doors to the kitchen.

The modern fitted kitchen has a range of wall and base units with work surfaces over incorporating a stainless-steel sink with drainer. Integrated appliances include an eye-level oven, a microwave oven, a hob and an extractor. There is also tiling to the splashbacks and a window to the rear.



The spacious double bedroom has a wall of fitted mirror fronted wardrobes and a window to the rear.

The shower room has a modern white suite comprising a low-level WC, a wash hand basin and a walk-in wet room style shower with glazed screen. There is also tiling to the walls.

The resident benefits from the use of the communal lounge areas.

Outside

There are communal gardens and parking for residents.

Services

To be confirmed. Council tax band - B.

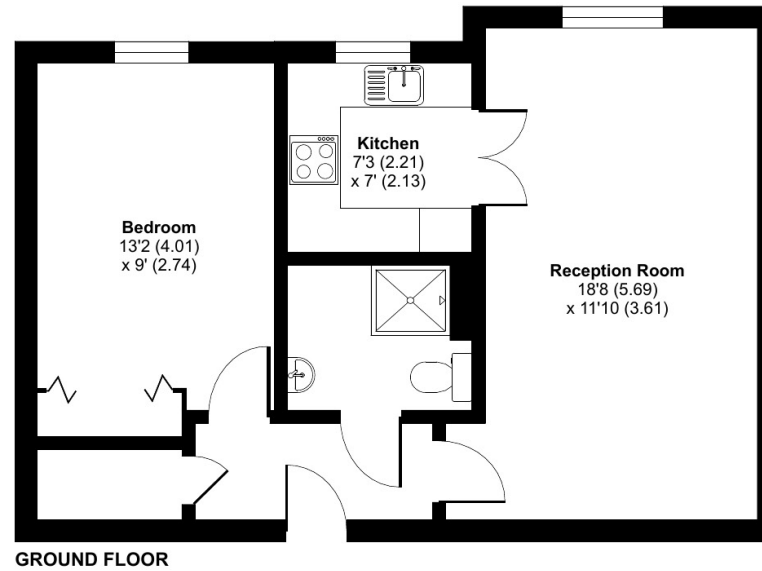






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Approximate Area = 487 sq ft / 45.2 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Andrew Grant. REF: 860265

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