



22 St. Georges Crescent
Droitwich WR9 8BX

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A beautifully presented ground floor apartment featuring a spacious living area, well-equipped kitchen and a charming communal garden.

- Two-bedroom apartment in a desirable location with excellent transport links and close to local amenities.
- Spacious, light-filled living room perfect for relaxation and a well-equipped kitchen with ample counter space.
- A generous and private communal garden offering a peaceful retreat.
- Convenient communal parking with an allocated garage for additional

This two-bedroom apartment offers a perfect balance of comfort, practicality and location. The spacious living areas, including a well-equipped kitchen and generous principal bedroom, make it an ideal choice for individuals or small families. With a communal parking area, an allocated garage and a communal garden, this property offers everything needed for modern living. Located in the desirable area of Droitwich, with easy access to local amenities, parks, and excellent transport links, this home is ideal for those seeking convenience and comfort.

705 sq ft (65.5 sq m)





The kitchen

This kitchen offers a functional and practical space with plenty of storage and worktop areas. Fully equipped with an integrated oven and hob, it provides all the essential tools for cooking. A large windows ensure plenty of natural light floods in, creating a bright atmosphere.





The living/dining area

A spacious living room with a dedicated dining area and ample space, perfect for relaxation or entertaining. The room offers excellent flexibility, allowing for various layout configurations to suit your needs with a large window that fills the room with natural light. Whether hosting guests or enjoying a quiet meal, this space caters to all living and dining requirements.





The principal bedroom

This well-sized double bedroom provides ample space for a range of furniture, creating a relaxing sanctuary. A built-in wardrobe offers convenient storage space, making this room both practical and comfortable.





Bedroom two

The second bedroom is generously sized, perfect as a guest room or office. Bright and airy, it benefits from the plenty of natural light and offers the flexibility to be adapted to your needs.





The shower room

This modern shower room features a spacious walk-in shower with glass screen, tiled walls and the built in sink is complemented with practical storage in the vanity unit. A large mirror adds and enhances the feeling of this bright space. The room is finished with neutral tones, offering a contemporary feel that perfectly complements the rest of the home.



The communal hallway

Upon entering, you are greeted by a well-maintained communal hallway. The entrance provides a secure environment and is located on the ground floor next to the exit to the communal garden. The neutral colour scheme, alongside the practical features, ensures a welcoming and functional area.



The communal garden

The rear communal garden provides a beautifully maintained outdoor space, ideal for relaxing or enjoying the fresh air. Lush green areas, bordered by tall hedges and trees, create a sense of privacy and seclusion, making this garden the perfect escape for outdoor enjoyment.





The garage and parking

This property benefits from a communal parking area, as well as a private allocated garage for secure storage. The space is convenient and easily accessible, providing a practical solution for your parking and storage needs.





Location

Droitwich Spa, nestled in the heart of Worcestershire, offers an idyllic setting for family living with its rich history and modern conveniences. This charming town is renowned for its picturesque streets and unique brine springs, providing a tranquil yet vibrant lifestyle. Residents benefit from a variety of local amenities including shopping centres, cosy cafés and excellent dining options. For families, Droitwich boasts a selection of outstanding educational institutions, catering to all ages. The town's connectivity is also a significant draw, with efficient rail links and easy access to the M5, simplifying commutes to Birmingham, Worcester and beyond.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax banding for this property is **Band B**

Agent Note

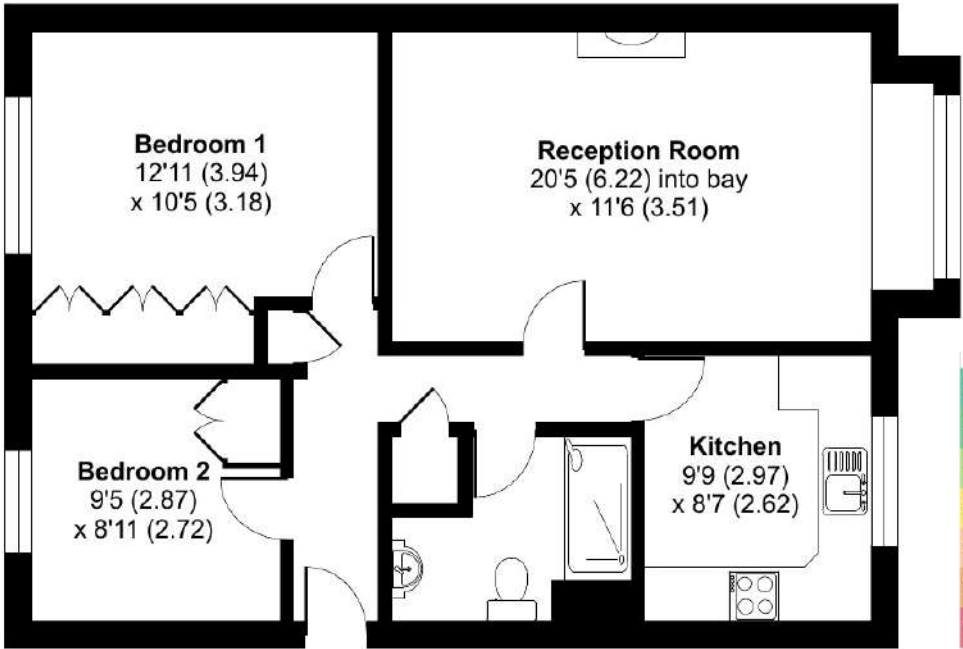
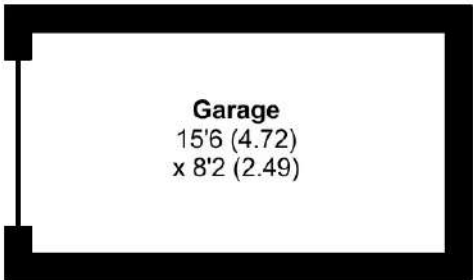
The current vendors of the properties at 22 to 28 St. Georges Crescent are actively seeking to secure the collective enfranchisement of the properties. This initiative aims to increase the lease length to 999 years and establish their own management company, providing greater control over the management and upkeep of the properties.

The property currently has 56 years remaining on the lease. The annual service charge is approximately £300, with an additional service charge of £100 and a ground rent of £50 per year. Please confirm figures with your solicitors.



St. Georges Crescent, Droitwich, WR9

Approximate Area = 705 sq ft / 65.5 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 831 sq ft / 77.2 sq m
For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Andrew Grant. REF: 1229190



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