



Apartment 5, Pinnacle House

Evesham Road, B97 5LH

Andrew Grant

Apartment 5, Pinnacle House

632 Evesham Road, B97 5LH

2 Bedrooms 2 Bathrooms 1 Reception Room

CASH BUYERS ONLY: A fabulous ground floor two-bedroom apartment in a stylish development with a communal swimming pool.

- Modern ground floor apartment with two spacious bedrooms and two bathrooms.
- Private balcony and access to exceptional resident-only facilities including a swimming pool.
- Shared courtyard with well-kept landscaped surroundings.
- Allocated parking space plus visitor bays within a secure development.
- Located in a popular Astwood Bank development close to local amenities and transport links.

This well-presented two-bedroom ground floor apartment sits within a sought-after private development. The accommodation includes an open-plan kitchen/reception room, two double bedrooms, a family bathroom and an en suite to the main bedroom. Glazed doors fill the living space with light and provide access to a private balcony. The kitchen is fitted with modern units, integrated appliances and space for a washing machine. The main bedroom features fitted wardrobes and an en suite with a double walk-in shower. The second bedroom is a comfortable double, perfect for guests or a home office. Residents benefit from access to a heated indoor pool, secure entry and well-maintained communal grounds.

830 sq ft (77.1 sq m)





The kitchen

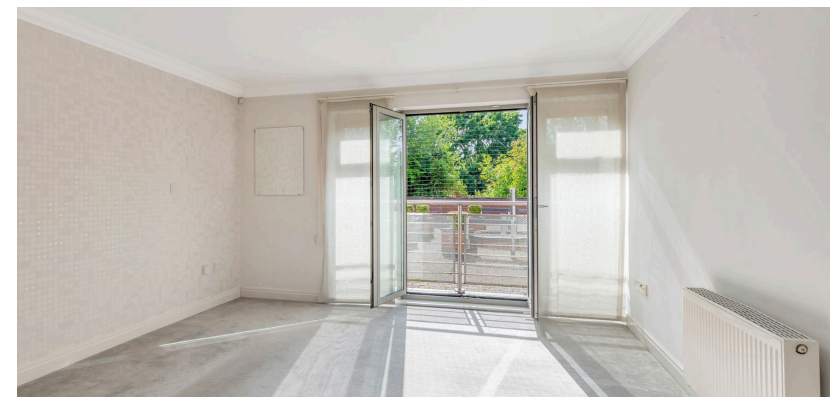
The kitchen is thoughtfully designed with a practical layout that opens into the main living area. It features fitted units with sleek surfaces, offering excellent preparation and storage space. Integrated appliances include an oven, electric hob with extractor, stainless steel sink with drainer and a washing machine add to the convenience.





The living room

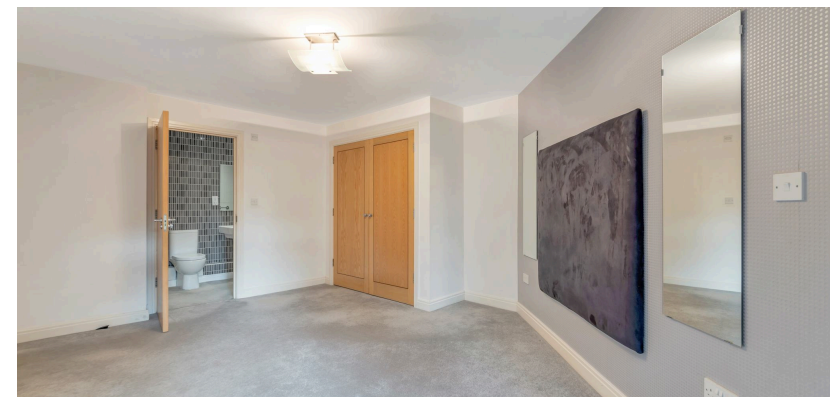
The living room is open to the kitchen, creating a generous living and dining space with direct access to a private balcony through glazed doors, enhancing the sense of openness. The layout allows flexibility for arranging furniture and suits a variety of lifestyles.





The primary bedroom

The primary bedroom provides excellent proportions and a layout designed for comfort. Full-height windows provide views over a paved patio, offering a pleasant outlook. A built-in wardrobe offers generous storage while preserving floorspace, making the room both practical and uncluttered. The room also benefits from a private en suite.





The primary en suite

The private en suite serves the principal bedroom and is fitted with a large glazed shower enclosure, WC and wall-mounted basin. The walls are fully tiled, offering a modern, practical finish that is easy to maintain. Positioned just off the bedroom, this en suite adds both privacy and everyday convenience to the space.



The second bedroom

The second bedroom offers generous proportions and a peaceful outlook across the communal grounds. A large window draws in plenty of natural light, creating a bright and welcoming atmosphere throughout the day. Positioned just off the hallway, this room makes an ideal guest bedroom, workspace or additional sleeping area. Its versatility makes it well suited to a range of lifestyle needs.



The bathroom

Positioned off the main hallway, the bathroom is smartly arranged and finished with modern tiling throughout. It features a white suite including a fitted bath with shower and glass screen, a wall-mounted basin and concealed cistern WC. The neutral design and practical layout make it an ideal space for daily routines and guest use.



The communal swimming pool

Residents of the development benefit from access to a well-maintained indoor swimming pool, set within a private communal facility. The space includes a heated pool, changing area with showers and additional leisure space for relaxation or activity. This exclusive feature offers an opportunity to exercise or unwind without leaving the building, adding both convenience and lifestyle appeal to the property.







The parking

The property includes access to a fully gated private residents' car park located underground. Marked bays also provide convenient off-street parking for visitors to the front. The arrangement offers easy access, contributing to the secure and well-managed environment.

Location

Situated in the desirable Astwood Bank area, this property offers excellent connectivity for commuters and convenient access to local amenities.

The property is also ideally positioned for those needing access to the M42 or M5, and benefits from strong public transport links including local bus services and Redditch train station.

The surrounding area features green spaces and established residential neighbourhoods, making it a popular choice for those looking for a balance between lifestyle and convenience. Whether you're commuting to Birmingham or enjoying the local facilities, this location offers everything within easy reach.

Services

The property benefits from mains electricity, water and drainage. Heating and hot water are provided by a new boiler, fitted last year.

Council Tax

The Council Tax for this property is Band D.

Agent Note

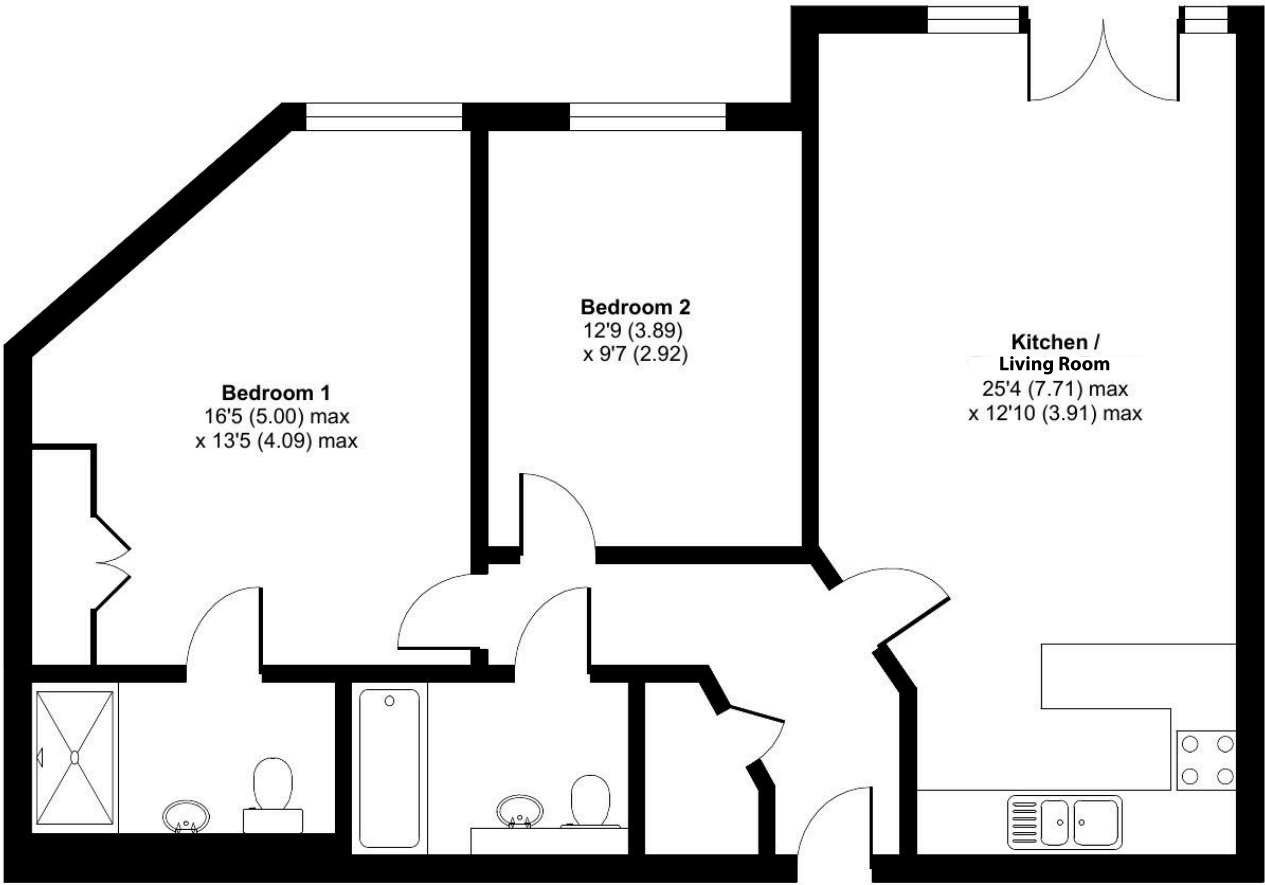
The property is leasehold. We have been informed that there are 103 years remaining on the term. There is an annual service charge of £4316.66 per annum.



Evesham Road, Redditch, B97

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 818228



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com