



QualitySolicitors
Parkinson Wright
Estate Agents



Crookbarrow View, Worcester, WR5 2GN

Price Guide £30,000

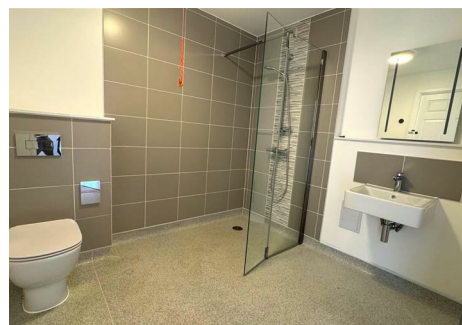
- 25% Shared Ownership Retirement Apartment
- Spacious Open Plan Living
- Large Walk In Shower Room/Wet Room
- Lift To All Floors
- Bistro & Hairdressers
- Third Floor
- One Double Bedroom
- Central Heating & Double Glazing
- Beautiful Communal Areas
- Communal Parking

Flat 59 Crookbarrow View, Worcester WR5 2GN

A first floor retirement apartment for over 65's offering a 25% share. This light and airy apartment enjoys a convenient sought after location within easy reach of Worcester city centre. The housing scheme themselves offer additional care packages. NO ONWARD CHAIN. EARLY VIEWING ESSENTIAL.



Council Tax Band: A





LOCATION & DESCRIPTION

Crookbarrow View is situated in an extremely convenient location within the popular area of Nunnery Wood, which has excellent access to M5 motorway, Worcestershire Parkway station and Worcester city centre. There are a variety of amenities locally including Waitrose and well regarded local leisure facilities. The complex is access off Gotland Road leading into a communal car park.

COMMUNAL AREAS

There are multiple communal areas of which residents have full use. The complex is beautifully decorated in a contemporary fashion with a different colour scheme to each floor. The complex is for the over 65's and offers modern independent living with the option of additional care for the over 55's. No 59 is on the third floor. Access is via a private heavy duty white panelled door opening into:-

RECEPTION HALL

8'6 x 7'4

A spacious entrance to the property. Ceiling light, useful walk in storage cupboard, modern intercom system and doors to:-

OPEN PLAN LOUNGE/KITCHEN/DINING

24'2 x 14'11

A spacious reception room providing open plan living and combining lounge, dining and kitchen areas. Two ceiling lights, recessed ceiling spotlights in the kitchen, radiator, front facing UPVC double glazed French doors opening to a 'Juliet' balcony with matching UPVC double glazed side panel and window offering a pleasant open aspect. The kitchen area consists of a range of wall, base and drawer units, roll top wood effect work surface over with matching splashback, one and a half bowl stainless steel sink with matching drainer, mixer tap, four ring electric hob with extractor fan over, built in oven and space for a fridge/freezer.

BEDROOM ONE

12'7 x 11'10

Ceiling light, front facing UPVC double glazed window, radiator and built in cupboard housing a 'Worcester' boiler. Door to:-

SHOWER ROOM/WET ROOM

Benefiting from a dual access from the reception hall and the bedroom. Larger than average shower room with ceiling light, chrome heated towel rail, wash hand basin, low level W.C and walk in shower with shower attachment over. Tiled walls and safety pull cord.

COMMUNAL FACILITIES

There are multiple facilities within Crookbarrow View to include a hairdressers and beauty salon, lounge area, restaurant, dining area, activities room, buggy room, guest room, lift to all floors, communal laundry facility, wellbeing suite, landscaped communal gardens, door entry system, onsite parking, emergency alarm system, full-time court manager service, care and support service 24/7. There are a range of social club activities including coffee mornings, exercise classes, craft workshops, games afternoons, day trips, bingo and regular entertainment.

SERVICES

We believe all mains services are connected.

TENURE

The property is offered on a leasehold basis for a 25% share.

Current rent paid is ££406.01 per month

Current Annual Ground Rent - Peppercorn

Current Annual Service Charge - £269.45 per month or £186.12 if buyer opts to defer sinking fund element which would be collected on resale Support Charge - £23.84 per week

These figures are subject to annual review.

There is an option to staircase to the full 75%

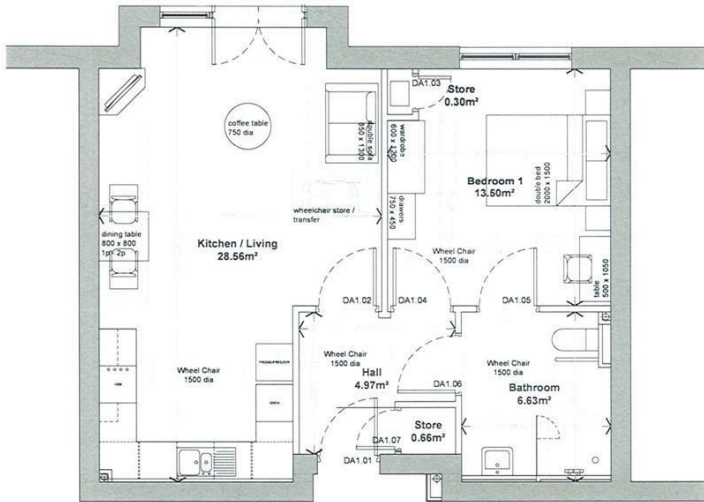


Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



FLAT 1b2p Type 1
FLAT AREA :-
605.67 SQ. FT.
56.27 SQ. M.
Measured to finished plasterboard
faces disregarding inner walls

Kitchen / Living	24'-3" max x 15'-0" max	7390mm max x 4563mm max
Bedroom 1	12'-10" max x 11'-10" max	3880mm max x 3600mm max
Bathroom	8'-0" max x 7'-11" max	2750mm max x 2412mm max
Hall	7'-3" max x 8'-3" max	2300mm max x 2526mm max

DA1.03
DA1.04
DA1.05
DA1.06
DA1.07
DA1.08
DA1.09
DA1.10
DA1.11
DA1.12
DA1.13
DA1.14
DA1.15
DA1.16
DA1.17
DA1.18
DA1.19
DA1.20
DA1.21
DA1.22
DA1.23
DA1.24
DA1.25
DA1.26
DA1.27
DA1.28
DA1.29
DA1.30
DA1.31
DA1.32
DA1.33
DA1.34
DA1.35
DA1.36
DA1.37
DA1.38
DA1.39
DA1.40
DA1.41
DA1.42
DA1.43
DA1.44
DA1.45
DA1.46
DA1.47
DA1.48
DA1.49
DA1.50
DA1.51
DA1.52
DA1.53
DA1.54
DA1.55
DA1.56
DA1.57
DA1.58
DA1.59
DA1.60
DA1.61
DA1.62
DA1.63
DA1.64
DA1.65
DA1.66
DA1.67
DA1.68
DA1.69
DA1.70
DA1.71
DA1.72
DA1.73
DA1.74
DA1.75
DA1.76
DA1.77
DA1.78
DA1.79
DA1.80
DA1.81
DA1.82
DA1.83
DA1.84
DA1.85
DA1.86
DA1.87
DA1.88
DA1.89
DA1.90
DA1.91
DA1.92
DA1.93
DA1.94
DA1.95
DA1.96
DA1.97
DA1.98
DA1.99
DA1.100

Roberts Lumbrick
ARCHITECTS
102p Type 1 GA Plan
FINAL ISSUE
ROBERTS LUMBRICK LTD
The Garage Building, Station Way
Whittington, Wiltshire, SN1 1SE
Tel: 01905 425167
Fax: 01905 425168
Email: info@robertslumbrick.co.uk
www.robertslumbrick.co.uk
Project: 102p Type 1 GA Plan
Date: 10/10/11
Drawn: D