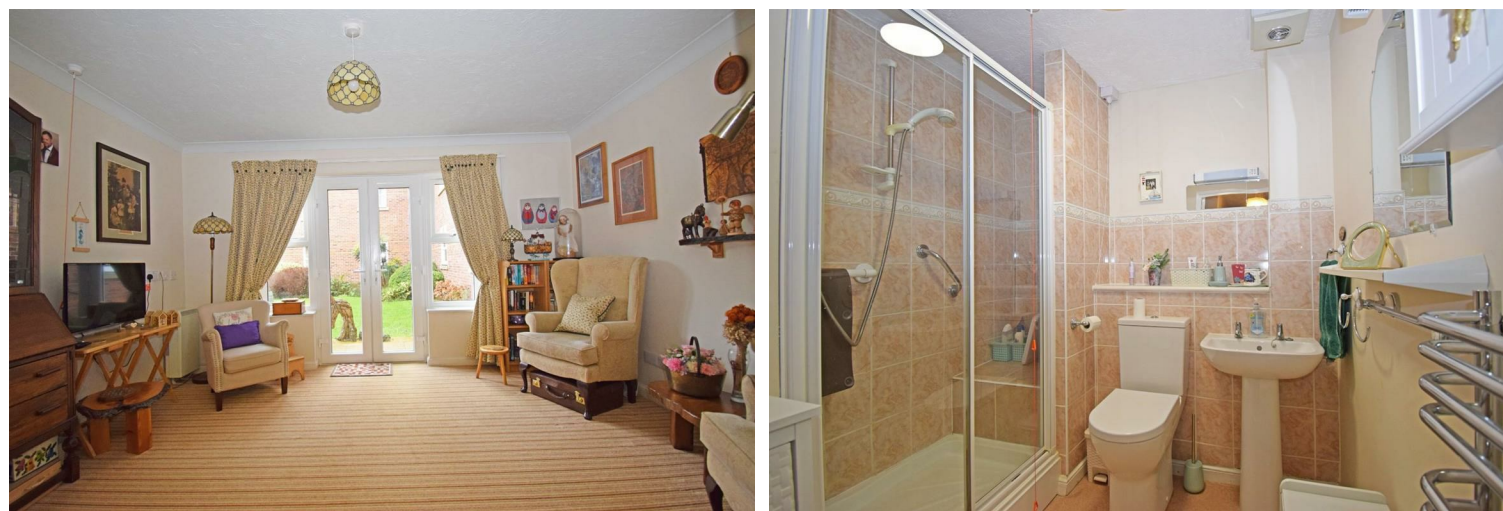


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# Allan Morris

estate agents



9 Rowan Court, Worcester Road, Droitwich, Worcestershire, WR9 8AH

This ground floor retirement apartment for the over 55's enjoys it's own private patio off the living room and offers well appointed accommodation comprising: a living room; a good sized fitted kitchen; two double bedrooms with built-in wardrobes; and a shower room. There is a residents' lounge, kitchen and laundry room.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £170,000 'Vacant & No Upward Chain'

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### IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

**LETTINGS** - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone 01527 874646.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Ground floor retirement apartment
- Private patio
- Living room
- Fitted kitchen
- Two double bedrooms
- Shower room
- Good storage
- PVC double glazing
- Storage heating
- Residents' lounge, kitchen & laundry

The property more particularly comprises:

A communal door, with a security intercom to the apartment, opening to the communal reception hall having lifts to all floors, doors to the communal lounge and a door to a rear hallway, from which a door opens to the apartment.

#### HALLWAY

Having doors to living room, both bedrooms and shower room. Built-in cloaks cupboard, a large built-in store cupboard with ceiling light point and a built-in airing cupboard housing the hot water tank. Storage heater, alarm pull cord & intercom, and a ceiling light point.

#### LIVING ROOM 13'3" x 11'4" (4.04m x 3.45m)

Having a double glazed window with twin French doors opening to the patio, storage heater, TV aerial point, telephone point, alarm pull cord, ceiling coving, ceiling light point and double doors opening to:

#### FITTED KITCHEN 12'0" x 6'11" (3.66m x 2.11m)

(Measurements include units & recess) having a range of base and wall units with work top surfaces, single bowl/single drainer sink, an upright fridge/freezer and a recess with an electric oven. Part tiled walls, small table, alarm pull cord, extractor fan and ceiling light point.

#### BEDROOM ONE 11'5" x 10'9" (3.48m x 3.28m)

(Measurements include wardrobe) having a built-in wardrobe with two folding doors, double glazed window to rear, TV aerial point and ceiling light point.

#### BEDROOM TWO 11'8" x 8'2" (3.56m x 2.49m)

(Measurements include wardrobe) having a built-in wardrobe with two doors, double glazed window to rear, electric radiator and ceiling light point.

#### SHOWER ROOM 7'3" x 6'11" (2.21m x 2.11m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle with a tiled seat and two grab rails. Part tiled walls, electric chrome towel rail radiator, wall mounted fan heater, alarm pull cord, extractor fan, vanity lights with shaver point and ceiling light point.

### OUTSIDE

#### PARKING

Parking spaces are available on a first come, first served basis in the courtyard to the front.

#### GARDENS

Rowan Court stands in landscaped gardens which are maintained by the Management Company. Apartment 9 has its own private patio area outside the living room and enjoyment of the communal grounds.

### GENERAL INFORMATION

#### TENURE

The vendor advises us that the property is LEASEHOLD for 99 years from July 1986 at an annual ground rent of £150.00, payable quarterly. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

#### MANAGEMENT & SERVICE CHARGE

The vendor informs us that there is a management & service charge payable, currently £387.92 per month. Which includes: buildings insurance; maintenance of the communal grounds, outside of the building and communal areas; use of the residents' lounge and kitchen situated on the ground floor; and the residents' laundry situated on the first floor; emergency call response system. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor. There is also a guest bedroom on the second floor which can be booked for a small charge of £30 per night single occupancy or £35 per night double occupancy.

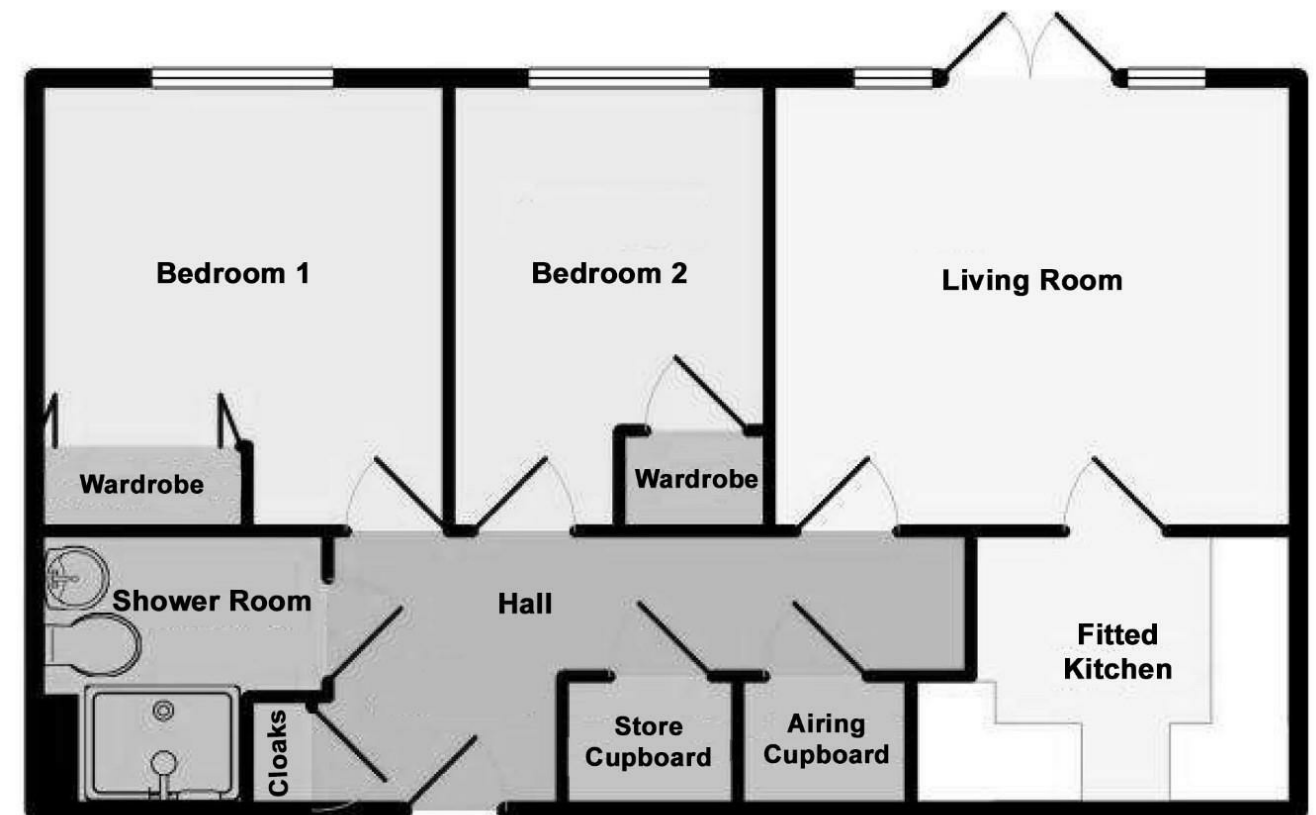
#### COUNCIL TAX BAND: D

(Wychavon District Council)

#### EPC RATING: C

(Energy Performance Certificate)

AMP: 2364/D1



Ground Floor Retirement Apartment

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.