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# Allan Morris

estate agents



11 The Hopkins Precinct, Kinwarton Road, Alcester Warwickshire, B49 6AA

Offering no upward chain and vacant possession this first and second floor duplex apartment offers spacious accommodation of approximately 800sqft and a long lease with approximately 98 years remaining. Roof terrace garden, hallway, bathroom, fitted kitchen diner, living room, two bedrooms and large eaves storage.



Price £110,000 'Priced for a quick sale in association with Rapid Sale Ltd'

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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.



### 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.



- **First & second floor duplex apartment**
- **Long lease with 98 years remaining**
- **Large living room**
- **Fitted kitchen diner**
- **Bathroom**
- **Hallway**
- **Two bedrooms**
- **Walk-in eaves store room**
- **PVC double glazing & gas CH**
- **Roof terrace garden**

### GENERAL INFORMATION

#### TENURE

The vendor advises us that the property is LEASEHOLD WITH a long lease term ending 7th December, 2122. We are also advised that the Ground Rent is £100per annum. 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.

#### SERVICE & MANAGEMENT CHARGE

We are informed that there is a service and management charge payable, with the latest quarter charge being £334.90 to include: repair, maintenance and cleaning of communal areas, communal electricity, management fee and contribution to sinking fund. 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. We are further informed that the vendor obtains their own buildings and contents insurance.

#### COUNCIL TAX BAND: A

(Stratford-upon-Avon District Council)

#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Alcester town centre: take High Street into Church Street, on into Henley Street and on into Kinwarton Road. Proceed over Gunnings Bridge and turn left into Gunnings Road. Turn right into Grove Place, where the apartments will be found at the head of the cul-de-sac.

AMP:2410/D2

The property more particularly comprises:

A security door, with an intercom to the apartment, opens to a communal foyer with stairs leading up to the FIRST FLOOR WALKWAY across the rear of the apartment roof terrace gardens, from which a gate opens to:

#### ROOF TERRACE GARDEN 18'11" x 7'9" (5.77m x 2.36m)

Having a canopy porch with a raised paved step and an obscure single glazed door opening to:

#### HALLWAY

Having stairs to the second floor, doors to kitchen/diner, living room and bathroom, a storage alcove, radiator, understairs cupboard, intercom to communal entrance door and a ceiling light point.

#### BATHROOM 6'5" x 5'4" < 7'8" (1.96m x 1.63m < 2.34m)

(Measurements include suite & cupboard) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a shower over. Part panelled walls, obscure double glazed window to rear, radiator, ceiling light point and a built-in store cupboard with a radiator and housing the wall mounted 'Worcester' gas-fired combination boiler.

#### FITTED KITCHEN DINER 14'2" x 8'4" (4.32m x 2.54m)

(Measurements include units) having base and wall units with worktop surfaces, breakfast bar, single bowl/single drainer sink, recess for washing machine and a built-in electric oven and a four ring gas hob. Part tiled walls, double glazed window to rear, radiator and two ceiling light points.

#### LIVING ROOM 18'4" x 10'6" < 15'3" (5.59m x 3.20m < 4.65m)

Having a feature fireplace, double glazed window to front, a large single glazed bay window to front, radiator, TV aerial point and two ceiling light points.

From the hallway, the stairs lead up to the SECOND FLOOR LANDING having doors to both bedrooms, an access hatch to the loft, ceiling light points and a door to:

#### EAVES STORE ROOM 18'4" x 2'4" < 4'3" (5.59m x 0.71m < 1.30m)

Having a ceiling light point and low access beneath a beam to further eaves storage across the rear.

#### BEDROOM ONE 16'3" x 9'0" (4.95m x 2.74m)

(Measurements include wardrobes) having a built-in four door wardrobe with cupboards over, double glazed window to rear, radiator and two ceiling light points.

#### BEDROOM TWO 9'0" x 7'10" (2.74m x 2.39m)

Having a double glazed window to rear, radiator and a ceiling light point.



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