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# Allan Morris

estate agents



33 The Worcestershire, Droitwich, Worcestershire, WR9 8DW

This ground floor apartment benefits from a 999 year lease from May 2003, is situated within walking distance of the facilities of the town centre and offers spacious accommodation that would benefit from some refurbishment. Parking space in gated courtyard, gas-fired central heating and PVC double glazing.



Price £165,000 'Vacant & No Upward Chain'

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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.



- **Ground floor apartment**
- **999 year lease from May 2003**
- **In need of some modernisation**
- **Convenient town centre location**
- **Two bedrooms**
- **Bathroom**
- **Living room**
- **Fitted kitchen**
- **PVC double glazing & gas CH**
- **Allocated parking space in gated courtyard**

The property more particularly comprises:

A communal entrance door, with a security intercom to the apartment, opening to a communal foyer, from which a front door opens to the apartment.

### ENTRANCE LOBBY

Having wood flooring, an inset ceiling spotlight and a door to the INNER HALLWAY having doors to all rooms, intercom to the communal entrance doors, radiator, wood flooring, built-in cupboard and three inset ceiling spotlights.

### FITTED KITCHEN 9'4" x 8'8" (2.84m x 2.64m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink, recess for washing machine, recess for slimline dishwasher, recess for fridge/freezer, built-in electric oven and four ring gas hob with integrated cookerhood over. Part tiled walls, wood flooring, double glazed window to front, radiator, four inset ceiling spotlights and a cupboard housing the wall mounted 'Worcester' combination boiler.

### LIVING ROOM 15'0" x 13'6" (4.57m x 4.11m)

(Measurements include recess) having a double glazed window to the front, two radiators, wood flooring, TV aerial point, telephone point, five inset ceiling spotlights and two ceiling spotlights.

### BEDROOM ONE 13'1" x 9'0" (3.99m x 2.74m)

(Measurements include wardrobe) having a fitted three door wardrobe with shelving to side, double glazed window to rear, radiator, wood flooring, TV aerial point, telephone point and a ceiling light point.

### BEDROOM TWO 9'4" x 7'6" < 9'5" (2.84m x 2.29m < 2.87m)

(Measurements include wardrobe) having a built-in wardrobe, double glazed window to rear, radiator, wood flooring, telephone point and a ceiling light point.

### BATHROOM 8'11" x 5'3" (2.72m x 1.60m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a shower and screen over. Part tiled walls with a large fitted mirror, tiled flooring, obscure double glazed window to rear, chrome towel rail radiator, extractor fan and three inset ceiling spotlights.

### OUTSIDE

### PARKING

The property benefits from an allocated parking space in the gated and permit controlled courtyard to the rear.

### GROUNDS

The apartments are set in communal grounds that are maintained by the management company.

### GENERAL INFORMATION

### TENURE

The vendor advises us that the property is LEASEHOLD for a period of 999 year from 2003 for which no ground rent is payable due to the freehold being owned by The Worcestershire (Droitwich) Management Company, to which owners are automatically enrolled on purchase of the apartment. 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 COMPANY & SERVICE CHARGES

The vendor advises that the freeholder is 'The Worcestershire (Droitwich) Management Co Ltd', who engage Blake Property Management to advise and assist with the management of the property, including the collection of the annual service charge, which we are advised the latest bill for the year to 31/12/2024 is £1,290 (Which includes Buildings insurance and maintenance and cleaning of communal areas, maintenance of the outside of building and grounds, window cleaning and a contribution to the reserve fund). In addition, we are informed that no pets are allowed under the rules of the apartments and that no age restrictions apply. 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.

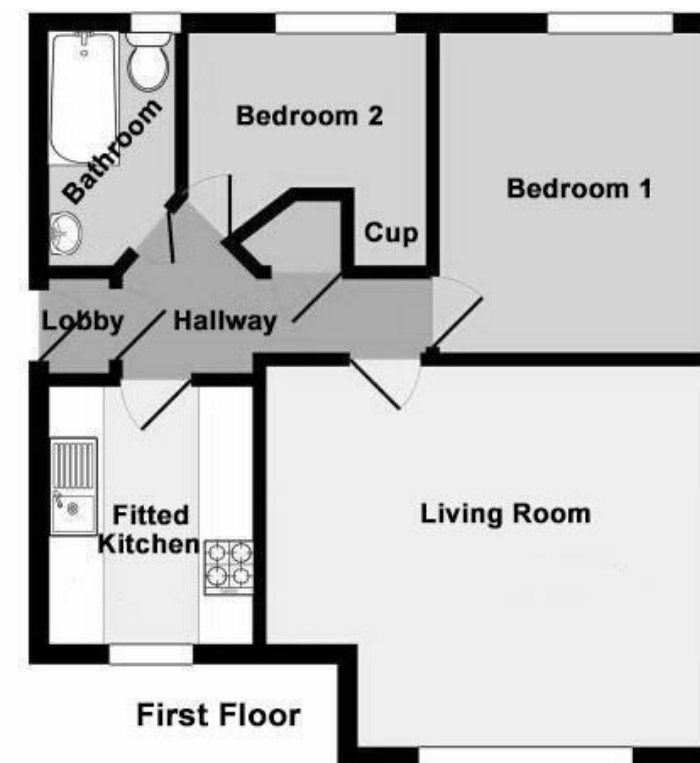
### COUNCIL TAX BAND: B

(Wychavon District Council)

### DIRECTIONS

The Worcestershire apartments are situated in Droitwich town centre on the corner of St Andrews Road and Worcester Road,

AMP:2417/D1



First Floor

Not to scale  
For general guidance and information purposes only.