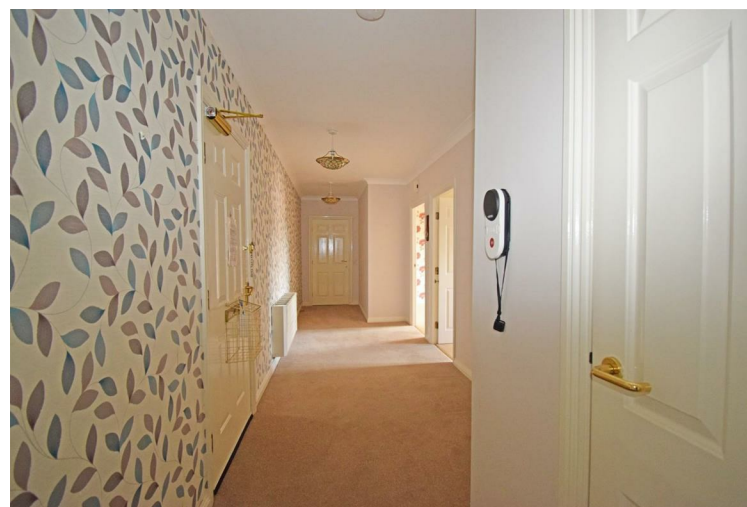


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



# Allan Morris

estate agents



51 Brook Court, Burcot Lane, Bromsgrove, Worcestershire, B60 1AD

This third floor retirement apartment, for the over 65's, offers spacious accommodation of 880sqft and is situated in Brook Court, offering communal facilities, including: lovely gardens; lift to all floors; lounge; hobbies room; restaurant offering three course lunch daily; laundry service; handyman; duty manager on site 24/7. The apartment has PVC double glazing and gas-fired central heating. Domestic pets are allowed, subject to the terms of the 999 year lease.



Price £149,950 'Vacant & No Upward Chain'

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

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.



- Third floor retirement apartment
- Over 65's
- Lift to all floors
- Residents' lounge & hobbies room
- Residents' restaurant
- Courtyard parking & communal gardens
- Gas CH & PVC double glazing
- Two double bedrooms
- Large bath & shower room
- Living room & fitted kitchen

The property more particularly comprises:

A communal entrance door opens to the communal foyer, from which hallways lead off to both sides, with doors to the Residents' lounge, hobbies room and restaurant. Two lifts and two staircases provide access to the third floor, where a front door opens to the apartment.

#### RECEPTION HALL 27'6" x 6'6" (8.38m x 1.98m)

(Maximum measurements) having doors to living room, both bedrooms and the bathroom, radiator, ceiling coving, two ceiling light points, emergency call intercom and two large walk-in store cupboards.

#### LIVING ROOM 20'1" x 11'2" (6.12m x 3.40m)

Having a feature fireplace with an electric fire, double glazed window with twin French doors having 'Juliette' balcony railing. Two radiators, radio aerial point, TV aerial point, satellite point, telephone point, ceiling coving, three wall light points, two ceiling light points and a door to:

#### FITTED KITCHEN 10'6" x 6'11" (3.20m x 2.11m)

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated washer/dryer, integrated fridge/freezer, built-in electric oven and built-in four ring ceramic hob with integrated cooker hood over. Part tiled walls, electronically operated double glazed window to front, ceiling light point and a wall mounted gas-fired 'Worcester' combination boiler, installed on 8th June 2021.

#### BEDROOM ONE 13'2" x 11'4" (4.01m x 3.45m)

(Measurements exclude wardrobe) having a four door built-in wardrobe, double glazed window to front, radiator, TV aerial point, telephone point, ceiling coving and two ceiling light points.

#### BEDROOM TWO 13'2" x 8'8" (4.01m x 2.64m)

Having a double glazed window to front, radiator, TV aerial point, telephone point, ceiling coving and ceiling light point.

#### LARGE BATH & SHOWER ROOM 11'3" x 9'0" (3.43m x 2.74m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin set on a cupboard and drawer unit with lit mirror, cabinet, shaver point and shelving over; and a panelled bath. Wheelchair access shower area, part tiled walls, radiator, extractor fan, an inset ceiling spotlight and two ceiling light points.

#### OUTSIDE

#### COMMUNAL PARKING

There are gated courtyards to the front and rear of Brook Court offering parking spaces for residents on a first come, first served basis.

#### COMMUNAL GROUNDS

Brook Court stands in lovely communal gardens, maintained by the management company.

### GENERAL INFORMATION

#### COMMUNAL FACILITIES AND SERVICES

The facilities and services are detailed on the freeholder's website:  
<https://www.kingsdale.co.uk/brook-court-bromsgrove.html>

#### SERVICES

Duty manager on site 24/7. Emergency callouts between 9pm and 7am. One and half hours service time per week. Restaurant facility offering a three course lunch every day. Family and friends welcome. Handyman. Laundry service.

#### FACILITIES

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens and gated car parking. Secure door entry system. Emergency alarm call system.

#### ACCESSIBILITY

All areas are wheelchair accessible. Conveniently situated for the centre of Bromsgrove with its shops and local amenities.

#### LIFESTYLE

Brook Court has a busy social programme. This includes coffee mornings, afternoon tea, film club, bingo, wine club, themed evenings and local entertainers.

New Owners are accepted over 65 years of age.  
Pets are welcome (subject to terms of the lease).

#### TENURE

The vendor advises us that the property is LEASEHOLD for 999 years from 2004 with an annual ground rent that we are informed is currently £449.10pa. 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 AND MANAGEMENT CHARGES

The sellers inform us that Brook Court is managed by Brook Court (Bromsgrove) management co Ltd and there is an annual service/management charge, currently £8,957.76 from April 2024, 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

(Bromsgrove District Council)

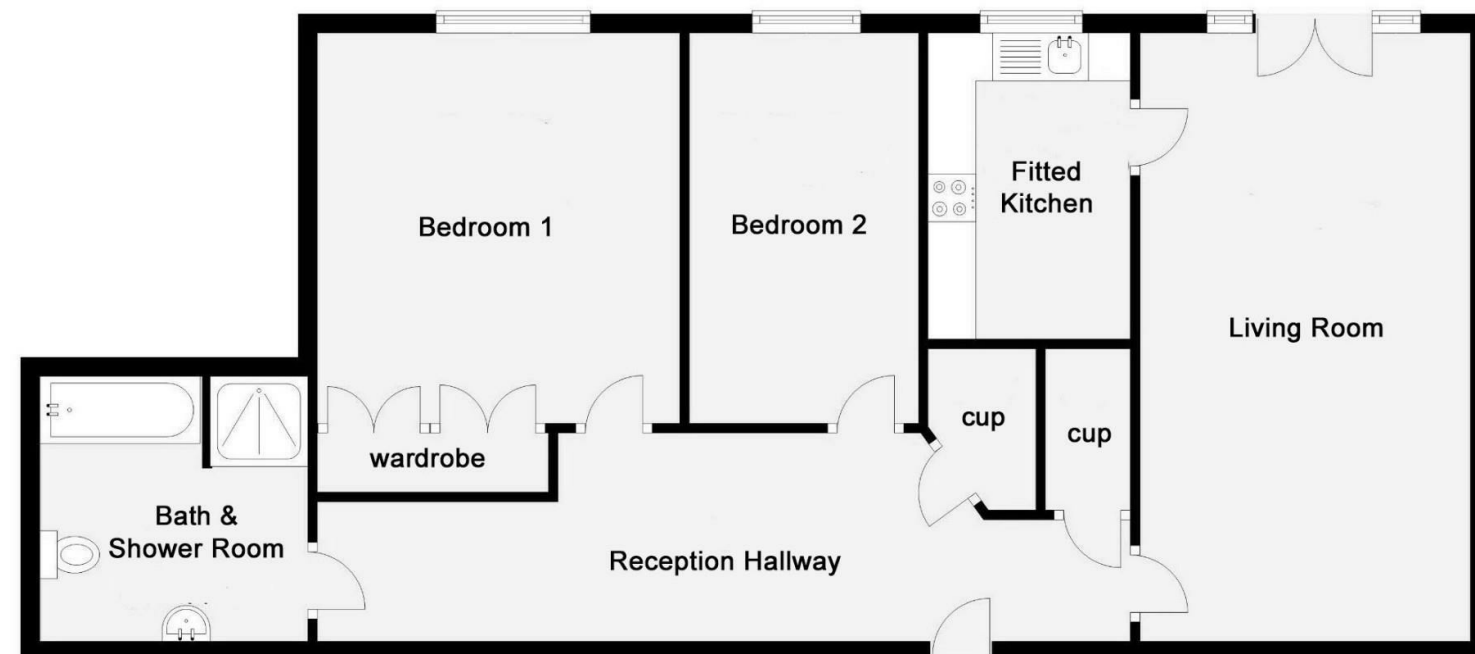
#### EPC RATING: C

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre, take Birmingham Road. At the mini island take the third exit, turning right into Burcot Lane, where Brook Court will be found on the service road to the right.

AMP:/D1



Third Floor Apartment

Not to scale.

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