



134 Blackfriars Court, Blackfriars Avenue, Droitwich, WR9 8RX

£140,000

Allan Morris
estate agents

134 Blackfriars Court, Blackfriars Avenue, Droitwich, WR9 8RX

'VACANT & NO UPWARD CHAIN'

First floor flat situated in an established residential area within walking distance of the facilities of the town and the Lido Park.

The flat has a lease of 125 years from 28th July 1986, leaving a remaining term of 86 years. Pets are allowed subject to permission from the management company.

The flat is double glazed with gas-fired warm air central heating and offers accommodation of approximately 645sqft (excluding balcony), comprising: a reception hall with a walk-in store; living room with a balcony to front; fitted kitchen; two bedrooms; and a shower room with a built-in airing cupboard.

The flats stand in communal gardens, maintained by the management company and there are residents' parking spaces available in the courtyard to the front, on a first come, first served basis.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Vacant & no upward chain
- First floor flat
- Balcony
- Gas-fired warm air central heating
- Double glazing
- Floor area of 645sqft
- Communal gardens
- Communal courtyard parking
- Energy Performance Certificate, Band C
- Council Tax Band B (Wychavon District Council)
- Pets are allowed subject to permission from management company
- Leasehold 125 years from 28/07/1986 (86 years remain)
- Service charge £1,122.52 for year to 31/03/2026, includes: buildings insurance; maintenance of communal areas, gardens and external of building; communal electricity; and communal window cleaning



DESCRIPTION

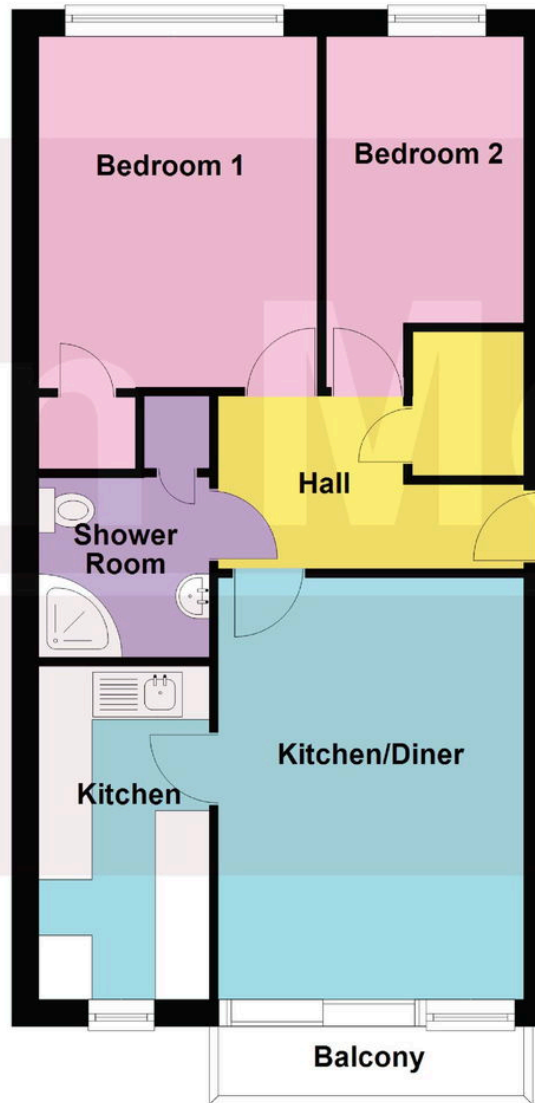
- **OPEN PORCH** with security intercom to flat and a glazed front door to the ground floor lobby, from where easy tread stairs lead up to the first floor landing, where a front door open to the flat:
- **RECEPTION HALL** 2.06m < 3.35m x 2.08m (6'9" < 11'0" x 6'10")
- **WALK-IN STORE** 1.85m x 1.24m (6'1" x 4'1")
- **LIVING ROOM** 4.88m x 3.38m (16'0" x 11'1")
- **BALCONY** 3.40m x 0.98m (11'2" x 3'2")
- **FITTED KITCHEN** 3.73m X 1.92m (12'2" x 6'3")
- **BEDROOM ONE** 3.94m < 4.92m x 3.12m (12'11" < 16'2" x 10'3")
- **BEDROOM TWO** 3.14m < 3.93m x 2.21m (10'4" < 12'10" x 7'3")
- **SHOWER ROOM** 2.01m x 1.67m (6'7" x 5'6") with a built-in airing cupboard
- **PARKING** Residents' parking spaces are available in the courtyard to the front
- **GARDENS** Blackfriars Court flats stand in communal gardens, maintained by the management company

DIRECTIONS

- From Droitwich town centre: take St Andrews Road and turn right at the traffic lights into Worcester Road. At the island turn right into Saltway, then first left into Blackfriars Avenue, where Blackfriars Court will be found immediately on the right, as indicated by the agent's 'for sale' board.



First Floor



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris Worcestershire Ltd is Registered in England and Wales under Company No 07151279, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ
Allan Morris Lettings LLP is Registered in England and Wales under Company No OC336150, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ

