



2 Elgar Mews, Bromsgrove, Worcestershire, B602DB

£140,000

Allan Morris
estate agents

2 Elgar Mews, Bromsgrove, Worcestershire, B602DB

'Vacant & No Upward Chain'

This leasehold ground floor apartment is situated in a town centre location, within a short walk of the shopping facilities. The location is also convenient for the bus and rail stations.

The apartment offers well presented and spacious accommodation of approximately 650sqft, comprising: a reception hall; open plan living room & fitted kitchen; two double bedrooms with fitted wardrobes; and a shower wetroom.

In addition, the property benefits from an allocated parking space in the courtyard, where visitor spaces are also available, PVC double glazing, storage heating, a small patio outside the living room and use of the communal grounds.





DISCLAIMER

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

KEY POINTS

- Ground floor apartment
- Approx 650sqft
- 2 double bedrooms
- Shower wetroom
- Open plan living room & fitted kitchen
- Patio with southerly aspect
- Allocated parking space
- Energy Performance Certificate band D
- Council Tax band B
- 125 year lease from 01/02/1991 (91 years remaining)
- Ground rent £100pa
- Service charge currently £3,360pa

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Integrated cookerhood
- Built-in electric oven & ceramic hob
- Fireplace & electric fire
- Fitted wardrobes in both bedrooms
- Other items may be available by negotiation



DESCRIPTION

GROUND FLOOR

- **RECEPTION HALL** 2.66m x 3.86m x 2.07m < 2.69m (8'9" < 12'8" x 6'9" < 8'10")
- **OPEN PLAN LIVING ROOM & FITTED KITCHEN** 8.14m x 2.97m < 3.18m (26'8" x 9'9" < 10'5")
- **LIVING ROOM AREA** 5.80m x 2.97m < 3.18m (19'0" x 9'9" < 10'5")
- **FITTED KITCHEN AREA** 3.18m x 2.34m (10'5" x 7'8")
- **BEDROOM ONE** 4.27m x 2.73m (14'0" x 8'11")
- **BEDROOM TWO** 3.70m < 4.27m x 2.70m (12'2" < 14'0" x 8'10")
- **SHOWER WETROOM** 2.07m x 1.72m (6'9" x 5'8")

OUTSIDE

- **PARKING** There is an allocated parking space in the courtyard, where visitor spaces are also available.
- **GARDENS** The apartment stands in communal grounds that are maintained by the management company. From the living room, a French door opens to a paved patio with a lovely southerly aspect.



Ground Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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