

**9 Rowan Court (Droitwich)**

**Worcester Road, Droitwich, Worcestershire, WR9 8AH**



**PRICE: £168,000**

**Lease: 99 years from 1990**

**Property Description:**

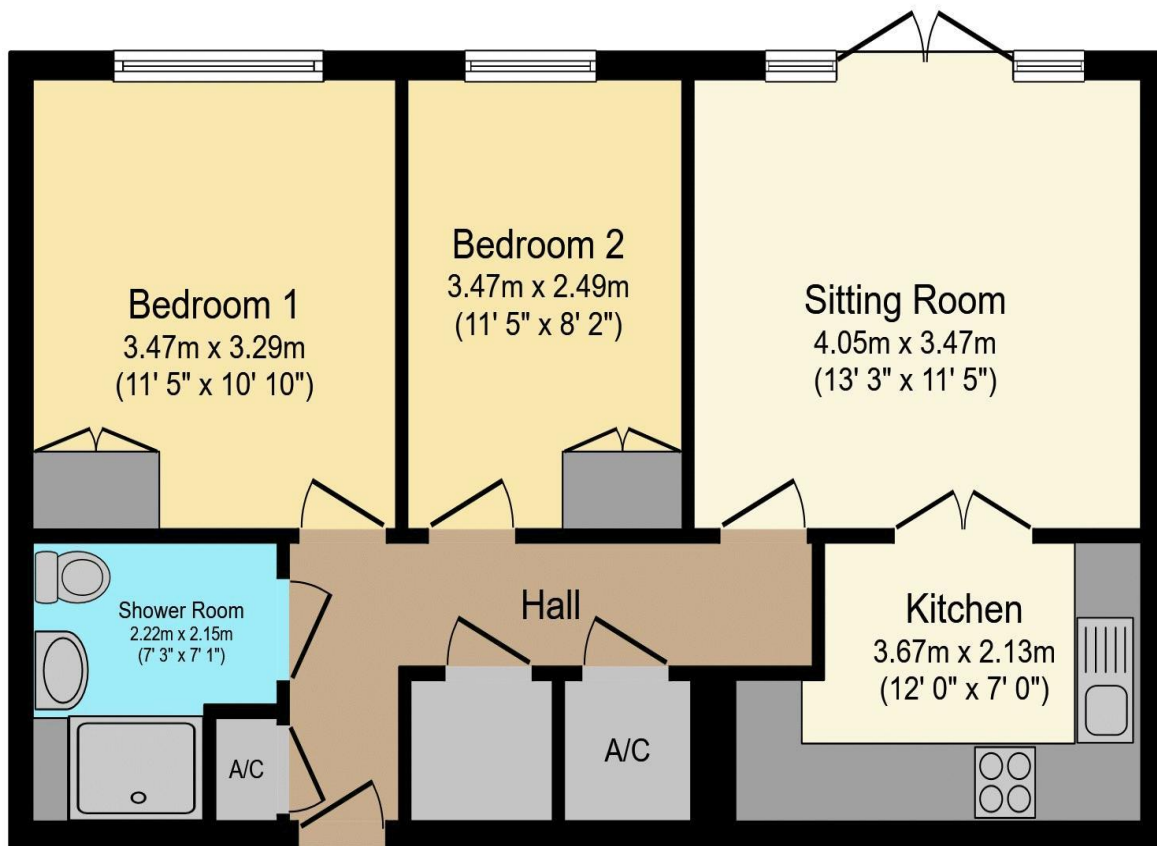
CHARMING TWO BEDROOM GROUND FLOOR RETIREMENT FLAT WITH PRIVATE PATIO IN DROITWICH WITH MODERN NEUTRAL DECOR AND HIGH-QUALITY CARPETS THROUGHOUT A rare opportunity to own a beautifully refurbished two bedroom ground floor retirement flat in the quiet, sought after development of Rowan Court, just a short stroll from Droitwich town centre and directly opposite the popular Droitwich Lido. Excellent transport links nearby. Rowan Court comprises 35 properties arranged over 3 floors and is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager and 24 hour emergency Appello call system  
Large communal Lounge, Conservatory and Gardens  
Beautifully maintained communal gardens and green spaces

Onsite communal Laundry facilities  
Minimum Age 55  
Communal Satellite TV Aerial  
Lease: 99 years from 1990  
Guest Suite and Lift  
Off road residents parking



**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 57.4 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.EPC4U.COM		

**For Financial Year Ending:**

**31/3/26**

**Annual Ground Rent:**

**£150.00**

**Ground Rent Period Review:**

**2039**

**Annual Service Charge:**

**£4734.00**

**Council Tax Band:**

**D**

**Event Fees:**

**0% Transfer**

**2% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.