



£170,000

Garrington Road, Bromsgrove. B60 3GF

GUEST
ESTATE AGENTS

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3GF

Ground floor apartment
Two double bedrooms
Lounge with french doors to Juliet balcony
Kitchen
Allocated parking
Very close to train station

Situated in the ever-popular Breme Park development, this two double bedroom, ground floor apartment offers a practical and convenient home, ideal for first-time buyers, investors or those looking to downsize. With its accessible ground floor position, excellent location for transport links and its proximity to nearby Aston Fields' centre, this flat offers a fantastic lifestyle opportunity.

The property briefly comprises: a secure entrance lobby, entrance hall, hallway, storage cupboard, spacious open plan lounge/diner with double doors to a Juliet balcony, kitchen with oven, electric hob and extractor hood over and space for a washing machine and fridge/freezer, two double bedrooms and a family bathroom. Outside the property there is allocated parking for one vehicle located just outside the French doors, which is very convenient when unloading shopping.

Breme Park is a well-established residential area just moments from Bromsgrove railway station, via a conveniently placed gate into the adjacent station carpark, providing excellent commuter links to Birmingham and Worcester and beyond. As



Floorplan & Further Details

well as the railway station, this location is ideal for anybody looking to commute, with both the M5 and M42 motorways being within easy reach. The area also benefits from nearby green spaces, and Aston Field's centre is just 0.3 miles away which boasts a wide selection of popular bars and restaurants.

Tenure: Leasehold* (103 years remaining, see more details below)

EPC Rating: TBC

Council Tax Band: B

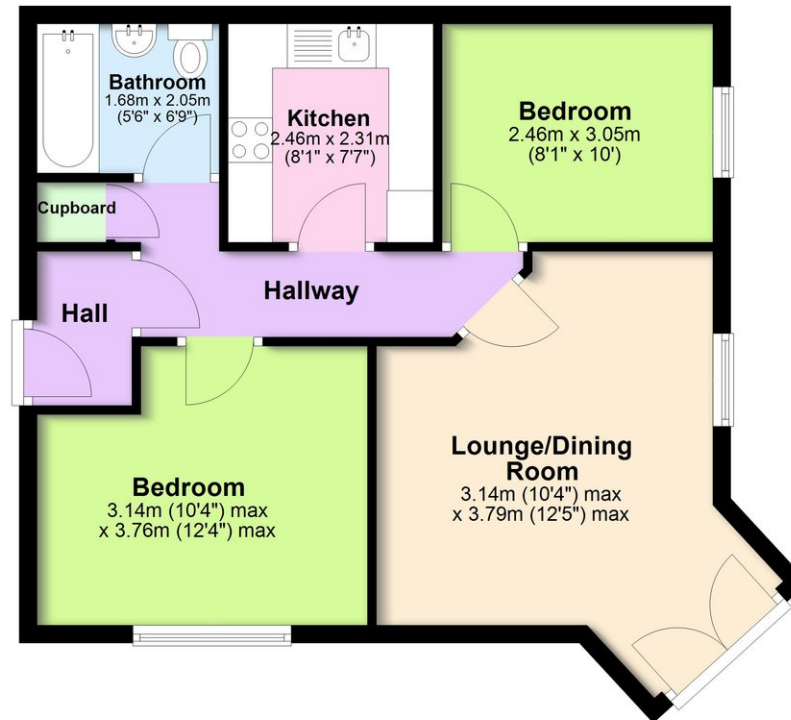
Approx. Floor Area: 52.8 sq m (568.4 sq ft)

For room measurements please refer to the floorplan.

Tenure - The vendor advises us that the property is LEASEHOLD* with 103 years left and has a service charge of £120/month and ground rent which is £150 per year.

Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

These details are not an offer or contract. You should not rely on statements by Guest Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate and measured to maximum distances for irregular shaped rooms. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

Need a mortgage?

We recommend Guest Independent Mortgage Advice who can search the market, get a decision in principle and achieve mortgage offers quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit www.guestindependent.com

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

Need a surveyor?

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

Need a removal company and storage?

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

Where to find us:

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (near Bromsgrove train station)

