



£180,000

Flat 8, Marlborough Court, 108 New Road, Bromsgrove. B60 2LD

GUEST
ESTATE AGENTS

Top floor apartment
137 years left on the lease
Vacant, with no chain
Two bedrooms
New, updated shower room
Spacious living/dining room
Garage
Desirable Aston Fields location

Located on the sought after New Road in Aston Fields, this beautifully presented top floor apartment offers light filled, well proportioned living space and enjoys elevated views from its prime position. It is just a 10 minute walk away from Bromsgrove railway station and even closer to popular cafes, restaurants and other amenities located in nearby Aston Fields centre.

You enter the apartment into a welcoming entrance hallway, set off the main corridor, with two elegant floor-to-ceiling windows that create a bright and airy feel and offer fabulous views of the tree lined, attractive road below. Recently installed new carpets throughout, enhance the fresh and stylish interior. You arrive at the well-equipped kitchen first, which has good storage with floor and wall units and worktop space. You then move into the generously sized living/dining room with a large picture window allowing natural light to flood the space. Off the living room you enter an inner hall which leads you to two double bedrooms, both with fitted wardrobes for ample storage and a newly fitted contemporary shower room featuring a spacious walk-in shower and sleek modern finishes. The property also includes a private garage, providing secure parking or useful, additional storage.

Living in this area allows you to make the most of the stunning, surrounding countryside, being in close proximity to the Malvern and Clent Hills, the Lickey Hills Country Park and extensive canal-side walks.



Aston Fields is a sought after residential area in Bromsgrove known for its excellent local amenities and transport links. This location is ideal for anybody looking to commute, with both the M5 and M42 motorways being within easy reach, providing convenient routes to Birmingham, Worcester, and beyond, along with the close proximity to the railway station.

This lovely two bedroom apartment is ideal for down-sizers, first-time buyers, or anyone seeking low maintenance, move-in-ready accommodation in a central and well kept development. With spacious, light filled interiors, a useful communal outdoor space, and easy access to local amenities, this property provides a fantastic opportunity to own a home in a sought after location.

Tenure: Leasehold* - 137 years left

A service charge of £737 half yearly is payable to the freeholding company.

EPC Rating: TBC

Council Tax Band: C

Approx. Floor Area: 72.1 sq m (775.7 sq ft)

For room measurements please refer to the floorplan.

*The property is believed to be leasehold by the current owners. This will be verified during the legal process by the conveyancers.

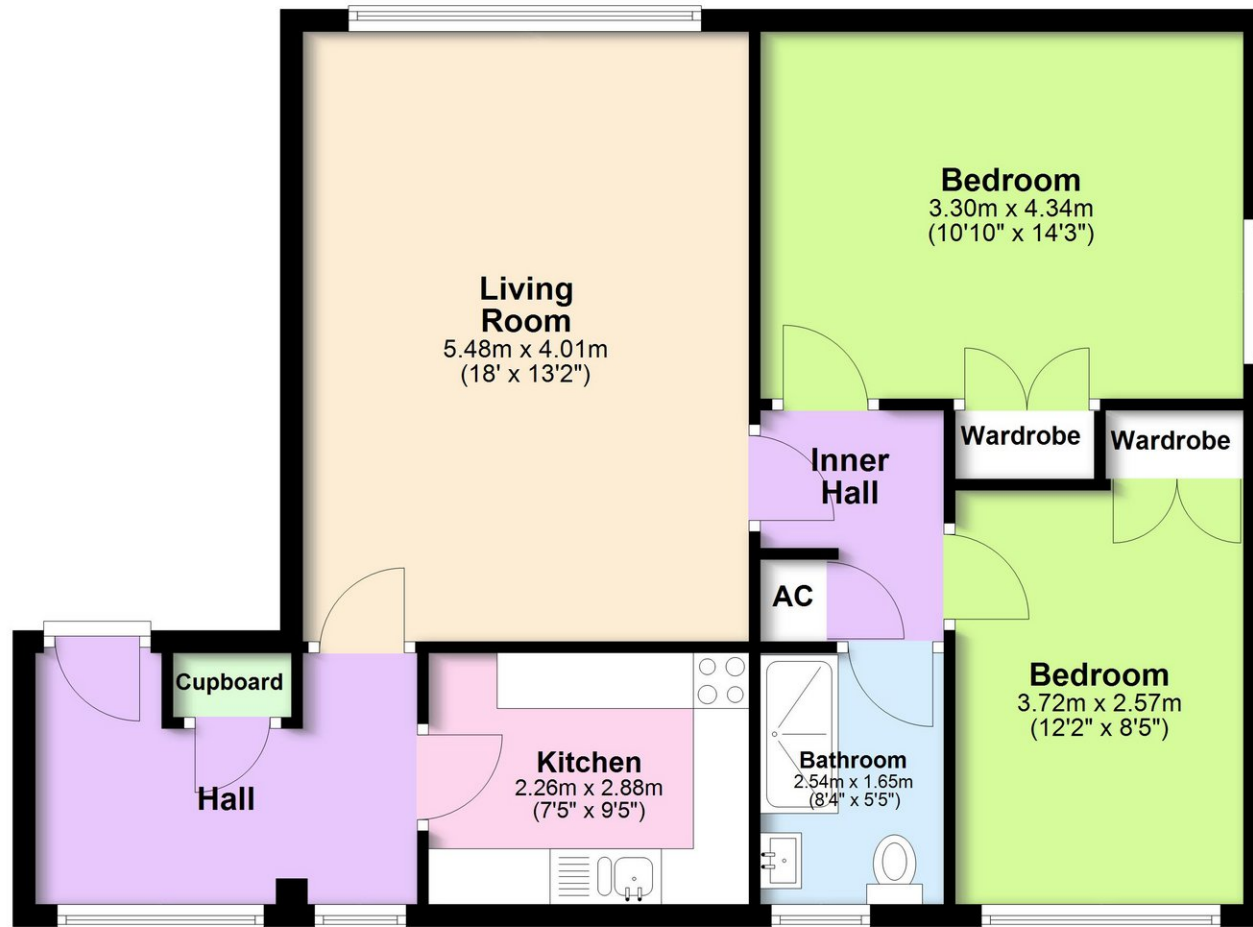
are approximate only.



Floorplan

2nd Floor Flat

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 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.

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