



**£100,000 Offers Over**

**Flat 402, Lupton Court, 2 The Crescent, Bromsgrove. B60 2DE**

**GUEST**  
ESTATE AGENTS



Over 60's top floor flat  
115 years left on the lease  
Vacant, with no chain  
Warden call control  
Two bedrooms  
Bathroom with electric shower  
Living room  
Kitchen  
PVC double glazing  
Communal gardens and laundry  
Lovely views across Bromsgrove  
Close to Bromsgrove town centre

Situated in the sought-after Lupton Court, Bromsgrove, this well-presented, over 60's, two-bedroom top-floor apartment offers comfortable and convenient living, ideal for those seeking a well-maintained and secure environment. The property benefits from a bright living/dining room, a well-equipped kitchen, ample storage, a communal laundry room, a lift, access to communal gardens and also the property features warden call control for added peace of mind.

You enter the property into a reception area where you find a lift that takes you to the top floor of the building. You then enter the flat into a hallway with a very large, conveniently placed storage cupboard to the right, perfect for hanging all your coats and storing shoes. Moving along there are two well-proportioned bedrooms suitable for a variety of needs with electric radiators and double glazed windows. There is a kitchen offering ample storage, and an oven with electric hob and extractor fan. There is also a pantry cupboard off the kitchen. The living/dining room is a bright and welcoming space, perfect for relaxing, and there is a bathroom which has an electric shower over the bath.

This property benefits from a communal garden for residents to enjoy that is beautifully maintained and there is a laundry room providing Miele washers and dryers and a downstairs





WC for added convenience. The parking area is 'first come, first served,' rather than allocated, but you can apply for your own space if needed. The monthly service charge of £187.63 includes communal cleaning and repairs, warden call line rental and call control, a communal laundry room, window cleaning, lift maintenance, contract gardening and insurance. A full breakdown is available on request. Other benefits to this flat are that it has a phone line providing fast broadband, it is on economy 7 electric and there is a communal tv aerial. There is also a sizeable loft space. It is currently not boarded but has the potential to be a great space for extra storage.

In summary this well-maintained and secure top-floor apartment offers comfortable living in a highly desirable development and is in a prime spot, conveniently located close to Bromsgrove town centre, local amenities, transport links, and medical facilities.

Tenure: Leasehold\* - 115 years left

Service charge of £187.63 per month

EPC Rating: E

Council Tax Band: B

Approx. Floor Area: 49.9 sq m (536.6 sq ft)

For room measurements please refer to the floorplan.

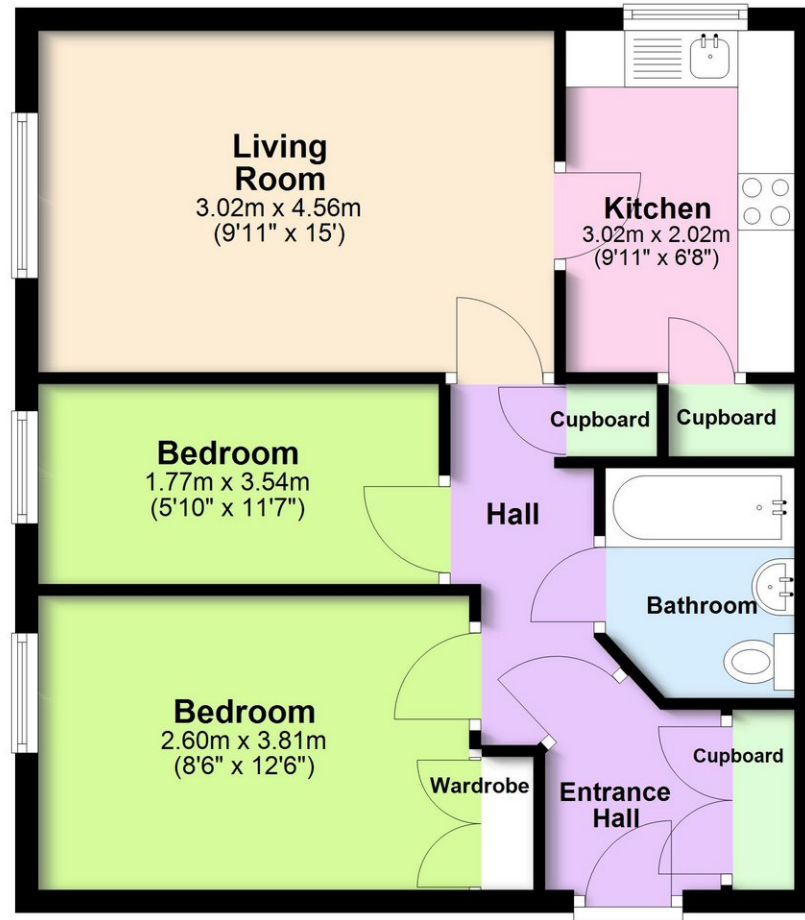
\*The property is believed to be leasehold with 115 years left by the current owners. This will be verified during the legal process by the conveyancers.



# Floorplan

## 3rd Floor Flat

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 49.9 sq. metres (536.6 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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**Our contact details**

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