



2 Spreghon House

42 High Street, Cleobury Mortimer, Shropshire DY14 8DQ

Offers in the region of £79,500

Description

- 1 bedroom apartment
- Ground floor
- Within Grade II Listed building
- Semi-Rural Location
- Close to local amenities
- Will complete with an extended Lease
- Access to communal garden
- EPC Rating F

The ideal purchase for an investor or first time buyer with the advantage of the property having no upward chain. A newly decorated ground floor 1 bedroom apartment situated within this Grade II listed building, perfectly located in the heart of the rural market town of Cleobury Mortimer.

Ideally situated on the ground floor, accessed via the communal front door and through the communal entrance area.

Accommodation comprises:-

Hallway- 1.40m x 2.05m- Wooden flooring, spotlight ceiling light point, shelving and coat hooks.

Door leads to open plan-

Living room- 2.99m x 5.95m (max) - Electric storage heater, electric fire with surround, secondary glazed window to side elevation, spotlight ceiling light point.

Kitchen - 1.41m x 3.82m- Tiled flooring, ceiling light point, range of wall and base kitchen units, electric oven and hob with extractor fan over, fridge/freezer, space for washing machine, stainless steel sink and draining board.

From the living room a door leads to-

Inner hallway- Ceiling light point, exposed beam. Steps lead to doors radiating to-

Bathroom- 2.05m x 2.58m- Ceiling light point, chrome ladder style heated towel

rail, exposed beam, secondary glazed window to side elevation, bath with electric shower over, WC, pedestal hand wash basin, mirrored vanity unit and cupboard to house the hot water tank.

Double bedroom- 2.67m x 3.26m- Ceiling light point, electric storage heater, secondary glazed window to side elevation, vaulted ceiling with exposed beams and high level storage area.

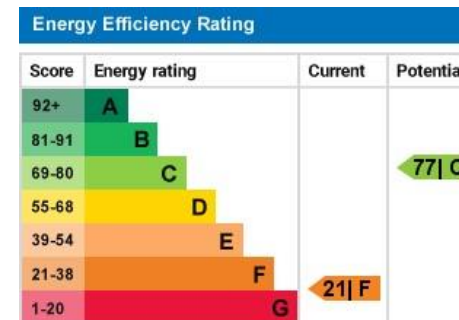
The property also benefits from the use of the communal outdoor space with lawned area, mature trees and shrubs which is accessed via stone steps.

Services- Mains water, drainage and electricity.

Tenure- Leasehold with the benefit of each flat collectively owning the freehold.

Current lease held is 99 years from 24th June 1985 the lease is in the process of being extended to add an extra 900 years from the original lease date.

Service charge currently levied at £1,820 per annum



First Floor, The Old Laboratory, Paddington House, New Road Kidderminster, DY10 1AL
 telephone : 01562 543364
 email : admin@mwpropertyservice.co.uk
www.mwpropertyservice.co.uk