





Property Description

Situated on the outskirts of Droitwich is a spacious apartment with balcony, communal gardens, no onward chain. There is access to transport links, and the range of local shops, restaurants and Droitwich Lido. There is uPVC double glazing and gas fired central heating.

Location

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester.

Property Description

A first-floor apartment with residents parking, gas fired central heating and double glazing throughout. There is no onward chain, two double bedrooms, bathroom and a balcony.

Accommodation Details

Ground Floor

communal door into communal hall, stairs to first floor. Door to apartment.

Entrance Porch

Inner hall, ceiling light, door to hall.

Entrance Hall

Ceiling light, doors to bathroom, bedrooms, single panel radiator, storage cupboard.

Sitting Room

17' 1" x 11' 9" (5.21m x 3.58m)
Front facing full length uPVC double glazed window with uPVC double glazed door, two ceiling lights, double panel radiator, door to low maintenance balcony.

Kitchen

12' 5" x 6' 4" (3.78m x 1.93m)
Front facing uPVC double glazed window, one and a half bowl stainless steel single drainer sink unit, four ring gas hob, cookerhood, larder unit with double electric cooker, space for fridge freezer, space and plumbing for washing machine, wall mounted combination Worcester boiler, ceramic tiled floors.

Bedroom One

10' 4" + Wardrobe x 11' 4" (3.15m + Wardrobe x 3.45m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator, built in wardrobe.

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m)
Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

White suite with panel bath, WC, wash hand basin, part tiled walls, single panel radiator, ceiling light, extractor, built in cupboard with shelving, ceramic tiled floors.

Outside

Front Garden

The property is accessed through a pathway through lawned foregarden to communal door leading to communal hall. There are stairs to the first floor where you will find the door to the flat.

Rear Garden

To the rear is a lawned garden with pathway to the parking areas.

Services

All services are connected.





To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307308

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Apr 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the Warndon Villages office turn Right onto Millwood Drive right onto Plantation Drive, take a left at the first roundabout, and at the M5 roundabout onto Pershore Lane. Follow the road until the next roundabout and take the first exit onto Roman Way. Follow this road and take the second exit onto Westwood Way followed by the first exit onto Westwood Road. Continue along this road until taking a left onto Paddock Way. The property is situated on the left-hand side.

EPC Rating: C	Council Tax	Service Charge:	Ground Rent:
	Band: A	1150.00	10.00

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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