



**Roxboro House Mount Pleasant, Redditch B97 4JF**



welcome to

## Roxboro House Mount Pleasant, Redditch

Calling FIRST TIME BUYERS and INVESTORS this well looked after One bedroom first floor APARTMENT in good proportion within an ideal location and in close proximity to Redditch town centre needs to be viewed. NO CHAIN SO COME AND TAKE A LOOK and BOOK NOW to view.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Approach**

Via communal door, into hallway and access via staircase up to first floor landing, up to main accommodation door.

## **Entrance Porch**

Two storage cupboards. Door to lounge.

## **Lounge**

12' 1" max x 11' 9" max (3.68m max x 3.58m max)  
Double Glazed window to rear. Central heating radiator.

## **Kitchen**

8' 11" max x 6' 9" max (2.72m max x 2.06m max)  
Double Glazed window to rear. Central heating radiator. Wall and base units with worksurface over. Induction hob with electric oven. Space for washing machine and fridge. Tiling to splash prone areas. Sink and drainer with mixer tap over. Boiler.

## **Bedroom 1**

11' 9" x 8' 10" (3.58m x 2.69m )  
Double Glazed Window to rear. Central heating radiator. Wardrobe space.

## **Bathroom**

Close Coupled toilet. Sink and pedestal. Tiling to splash prone areas. Walk in shower. Central heating radiator.

## **Parking**

Communal PARKING available



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## Roxboro House Mount Pleasant, Redditch

- ONE BEDROOM FIRST FLOOR FLAT
- COMMUNAL PARKING
- ACCESS VIA LIFT
- CLOSE TO LOCAL AMENITIES
- MOUNT PLEASANT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 920.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2017.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over

**£80,000**



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Property Ref:  
RDC109872 - 0005

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Please note the marker reflects the  
postcode not the actual property



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