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Apartment 1, Chaddesley House
Hagley

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Apartment 1, Chaddesley House, Haybridge Mews, Hagley, DY9 0GL

A stunning high specification luxury apartment within this prestigious development built by Chase Homes in 2005, which are arguably some of the best apartments in Hagley.

Providing open plan living dining kitchen with defined kitchen area, good sized double bedroom and stylish bathroom. The specification includes underfloor heating throughout which is gas fired. There are chrome finish power points and switches together with audio visual entry system.

The windows benefit from UPVC double glazing and locking system, there is a comprehensive burglar alarm and pressurized hot water system.

Located on the ground floor and ideally located within Hagley just a short distance from a comprehensive range of shopping facilities, places to eat and drink and only a short walk to the village railway station for commuting. Surrounded by lush green countryside, Hagley is also well-placed within easy reach of junctions 3 and 4 of the M5 motorway. The nearby Clent Hills are excellent for weekend walking and Hagley Hall, an 18th Century Palladian mansion set in a 350 acre deer park is close by.

With its own allocated parking space directly in front of the apartment. The main entrance into the communal hallway leads to the apartment's front door which in turn opens to a central reception hall.

Description

Double doors from the hall lead to an open plan living/dining/kitchen with defined kitchen area, bay window to the front and classical style fireplace with electric pebble fire.

There is space for dining and the defined kitchen area with attractive units, integrated gas hob with stainless steel splashback and hood, integrated oven and microwave, fridge/freezer, slimline dishwasher and inset sink. Flush lighting to the ceiling and tiled flooring compliment the kitchen area.

From the central hall there is a large airing cupboard with double doors and pressurized hot water cylinder together with storage.

The bedroom is a nice double bedroom located at the rear with built in double wardrobe for ample storage. The bathroom which adjoins is well-specified with bath having mixer shower over and shower screen, half pedestal mounted wash basin and back to wall wc with concealed system. There is an electric towel rail, tiled floor and glass shelves for toiletries. Lighting is flush to the ceiling.

The property is long leasehold for a term of 125 years from 1st January 2005. The current ground rent is £200 per annum and the current annual service charge is £1,643 paid in two installments.

Tenure – Leasehold
EPC Rating – C
Council Tax Band - C







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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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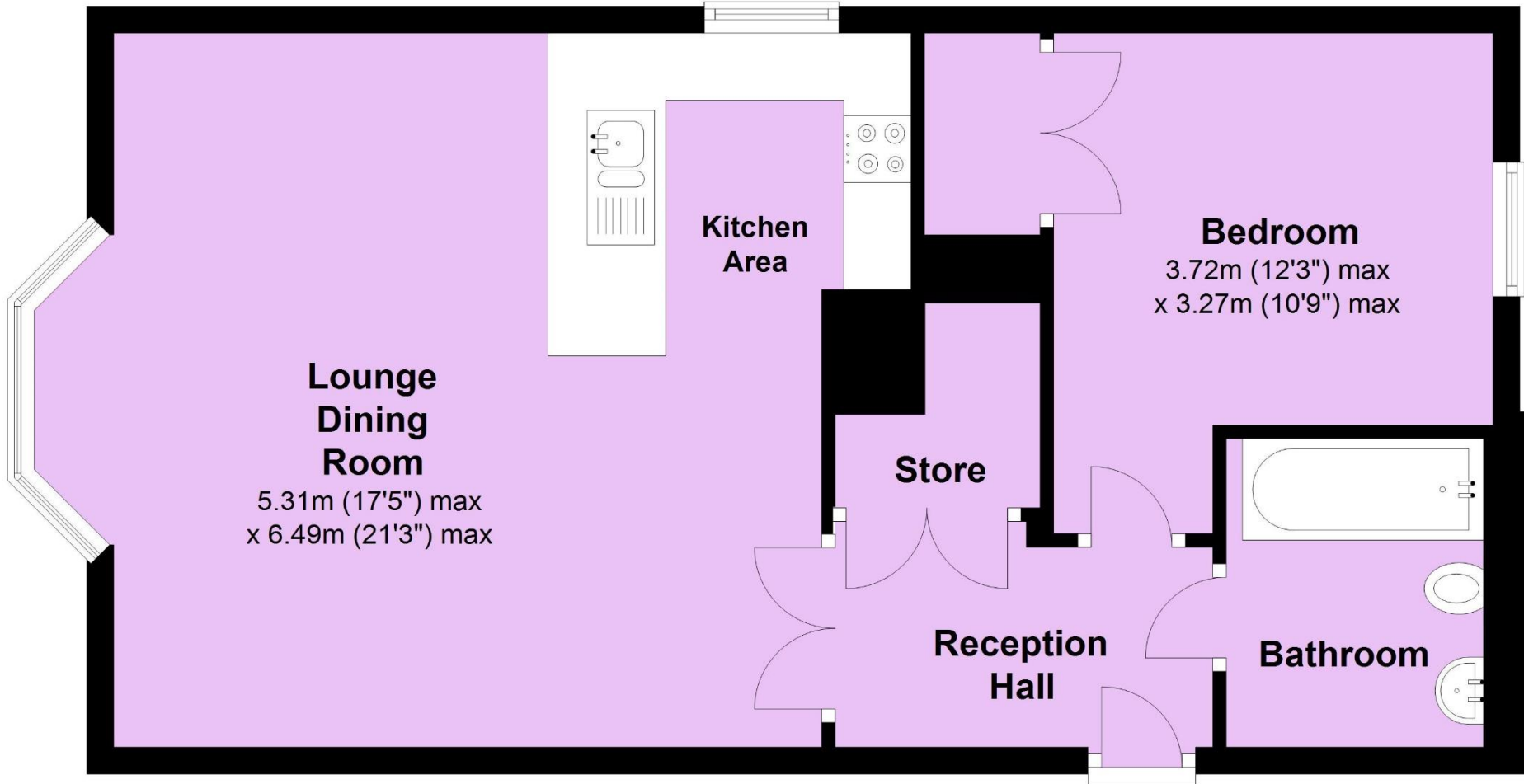
FLOOR PLANS

E.C.L
EnergyCom Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Produced by ECL www.energy-survey.com
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.

Ground Floor



Approximate Gross Internal Floor Area: 55sq m, 590sq ft



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