

FOR SALE



**Apartments 17, 17A, 17B & 17C Ombersley Street West,
Droitwich, WR9 8HZ**

4 Bedrooms, 4 Bathroom, Detached House

£340,000


MARTIN&CO



Flat 17B, kitchen

- Investors buyers only
- Good return on investment at 9.8%
- Four 1 bed flats
- Currently fully let
- Courtyard parking to rear
- Paved garden area to rear
- Freehold tenure
- Council Tax: 4 at band A
- EPC rating: 4 at band C
- No onward chain

**** INVESTMENT OPPORTUNITY FOR INVESTORS ONLY ****

This freehold property is currently divided into four independent 1 bedroom flats, with a current total annual rental income of £33,360, which would give a return of 9.8% at a purchase price of £340,000. The four apartments are all let and managed by Martin & Co on the new periodic tenancy agreements, with the current rent payable being £695pcm for each apartment.

Each tenant has their own contracts for Council Tax, gas and water, however, the electricity is via sub meters which are read and separately invoiced by ourselves to the tenants.

All apartments are currently let, therefore, viewing of the building is strictly by appointment with a minimum of 48 hours notice.

The property benefits from courtyard parking and a small paved garden area to the rear.

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



FLAT 17 OMBERSLEY ROAD

Ground floor flat:

Currently let, with accommodation comprising: reception hall; living room; fitted kitchen; double bedroom; and a bathroom.

Gas-fired central heating; double glazing; parking space.

Council tax band A.

EPC rating band C.

FLAT 17A OMBERSLEY STREET WEST

Ground floor flat.

Currently let with accommodation comprising: living room; inner hall; double bedroom; and a bathroom.

Gas-fired central heating; double glazing; parking space.

Council tax band A.

EPC rating band C.

FLAT 17B OMBERSLEY STREET WEST

First floor flat:

Currently let with accommodation comprising: reception hall; open plan living room & fitted kitchen; double bedroom; and a bathroom.

Gas-fired central heating; double glazing; parking space.

Council tax band A.

EPC rating band C.

FLAT 17C OMBERSLEY STREET WEST

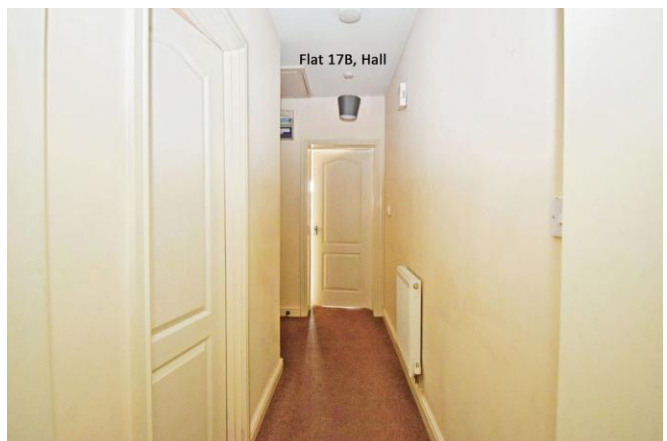
First floor flat:

Currently let with accommodation comprising: reception hall; open plan living room & fitted kitchen; double bedroom; and a bathroom.

Gas-fired central heating; double glazing; parking space.

Council tax band A.

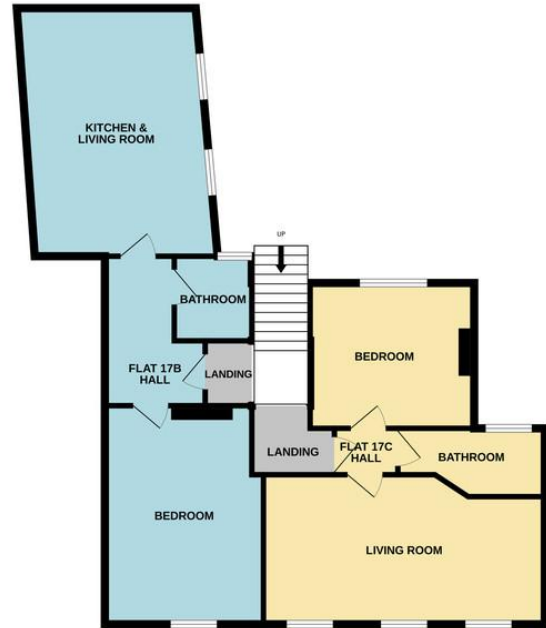
EPC rating band C.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.