



2 Elgar Mews, Bromsgrove, Worcestershire, B602DB

£140,000

Allan Morris
estate agents

2 Elgar Mews, Bromsgrove, Worcestershire, B602DB

'Vacant & No Upward Chain'

This leasehold ground floor apartment has no age restrictions and is situated in a town centre location, within a short walk of the shopping facilities. The location is also convenient for the bus and rail stations.

The apartment offers well presented and spacious accommodation of approximately 650sqft, comprising: a reception hall; open plan living room & fitted kitchen; two double bedrooms with fitted wardrobes; and a shower wetroom.

In addition, the property benefits from an allocated parking space in the courtyard, where visitor spaces are also available, PVC double glazing, storage heating, a small patio outside the living room and use of the communal grounds. Maintenance of the grounds and communal areas are included in the management charge, as are buildings insurance and water rates.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Ground floor apartment
- Approx 650sqft
- 2 double bedrooms
- Shower wetroom
- Open plan living room & fitted kitchen
- Patio with southerly aspect
- Allocated parking space
- Energy Performance Certificate band D
- Council Tax band B
- 125 year lease from 01/02/1991 (91 years remaining)
- Ground rent £100pa
- Service charge currently £3,360pa, includes buildings insurance and water rates

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Integrated cookerhood
- Built-in electric oven & ceramic hob
- Fireplace & electric fire
- Fitted wardrobes in both bedrooms
- Other items available by negotiation



DESCRIPTION

GROUND FLOOR

- **RECEPTION HALL** 2.66m x 3.86m x 2.07m < 2.69m (8'9" < 12'8" x 6'9" < 8'10")
- **OPEN PLAN LIVING ROOM & FITTED KITCHEN** 8.14m x 2.97m < 3.18m (26'8" x 9'9" < 10'5")
- **LIVING ROOM AREA** 5.80m x 2.97m < 3.18m (19'0" x 9'9" < 10'5")
- **FITTED KITCHEN AREA** 3.18m x 2.34m (10'5" x 7'8")
- **BEDROOM ONE** 4.27m x 2.73m (14'0" x 8'11")
- **BEDROOM TWO** 3.70m < 4.27m x 2.70m (12'2" < 14'0" x 8'10")
- **SHOWER WETROOM** 2.07m x 1.72m (6'9" x 5'8")

OUTSIDE

- **PARKING** There is an allocated parking space in the courtyard, where visitor spaces are also available.
- **GARDENS** The apartment stands in communal grounds that are maintained by the management company. From the living room, a French door opens to a paved patio with a lovely southerly aspect.



Ground Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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