



Connells

Severn Court Corbett Avenue
Droitwich



Property Description

This beautifully presented two bedroom flat, in close proximity to local amenities and transport links, is perfect for first time buyers or those looking for investment opportunities.

The property offers two double bedrooms, a modern kitchen, living/dining room with balcony and shower room.

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 Lido park has children's splashpad, lido, free tennis courts and cricket club and football pitches.

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 5 and 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich Town, Bromsgrove and Worcester.

Property Description

Second Floor

Entrance Hall

Recess lighting, Fire door, wood laminate flooring, loft hatch, coving to ceiling, storage cupboard, further storage cupboard with heater.

Lounge/Diner

Front facing double glazed window, front

facing double glazed door to south facing Balcony, carpeted, coving to ceiling, two ceiling lights, electric fire, double panel radiator.

Kitchen

Front facing double glazed window, range of wall mounted cupboards, double oven, integral fridge/freezer, induction hob with cookerhood over, Belfast sink, single panel radiator, Quartz worktop, wood laminate flooring, coving to ceiling, recess lighting.

Bedroom One

Rear facing double glazed window, recess lighting, coving to ceiling, single panel radiator, built in cupboards around bed.

Bedroom Two

Two rear facing double glazed windows, single panel radiator, ceiling light.

Shower Room

Side facing double glazed window, WC, wash hand basin, recess lighting, single panel radiator, walk in shower, utility cupboard with plumbing for washing machine and space for tumble dryer.

Services

All services are connected to the property.





Floor Plan

Total floor area 66.2 m² (712 sq.ft.) approx

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.propertybox.io

Connells

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This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1979. 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 left onto Mill Wood Drive and right at the t junction onto Plantation Drive. At the roundabout turn left onto Parsonage Way. At the following roundabout turn right towards the M5 motorway roundabout. At Sixways roundabout take the second exit towards Droitwich. Follow for sometime and turn right onto the A38. At the next roundabout take the third exit towards Droitwich along Worcester Road. At the roundabout turn right and then right at the traffic lights **ERC Services Court on the right.** Service Charge: **Ground Rent:** **90.00** Band: C **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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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