



**£160,000 Offers Over**  
Flat 2, Hills Court, New Road, Bromsgrove. B60 2LE

**GUEST**  
ESTATE AGENTS

Duplex apartment  
No upward chain  
One large double bedroom  
Bathroom & kitchen  
Living/dining room  
Allocated parking to the rear  
Aston Fields location  
Potential sitting tenant

Situated in the vibrant and highly sought after area of Aston Fields, this well maintained, one bedroom duplex apartment offers generous living space and excellent convenience. Located above a shop in the centre of the village, the property enjoys easy access to local amenities, bars, restaurants, and Bromsgrove railway station. The property also has the potential to be bought as an investment with a sitting tenant.

The living accommodation is arranged over two floors and comprises on the first floor of a large, bright living and dining room providing a versatile space for both relaxing and entertaining, a well appointed kitchen with ample storage and worktop space, a bathroom and a welcoming entrance hallway. There is a spacious double bedroom on the second floor, with skylights, creating a light and airy retreat. Additional benefits include allocated parking for one car to the rear and the potential for a sitting tenant, making this an excellent investment opportunity.



This duplex apartment is a great opportunity to acquire a spacious and practical home in a convenient location.

Tenure: Leasehold\*\* - 90 years left  
Ground rent of £150 per year  
No regular service charge but any maintenance to be shared between the four shops and 2 flats

EPC Rating: E  
Council Tax Band: B

Approx. Floor Area: 71.1 sq m (765.6 sq ft)  
For room measurements please refer to the floorplan.

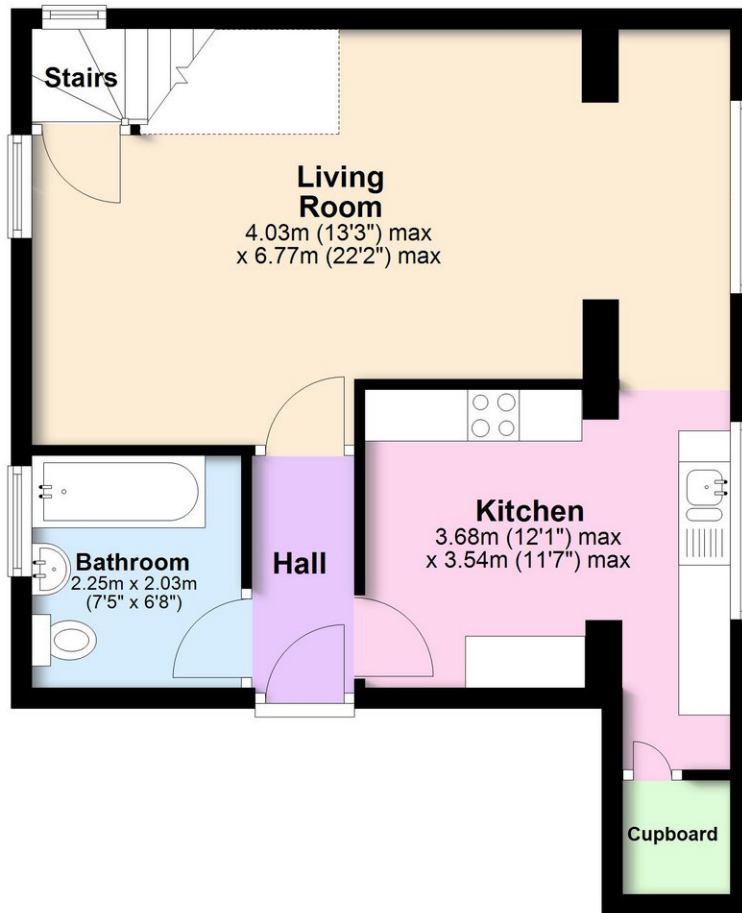
\*The property is believed to be leasehold by the current owners. This will be verified during the legal process by the conveyancers.



# Floorplan

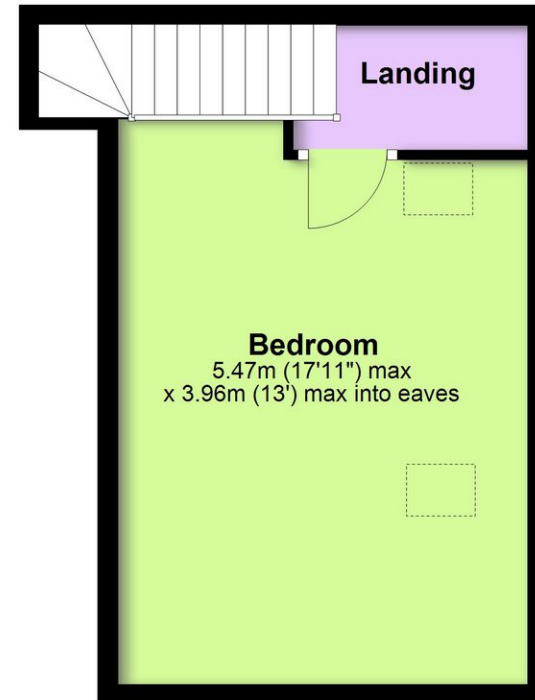
## Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



## First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.

Plan produced using PlanUp.

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**Our contact details**

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