



For Sale: £60,000 Leasehold  
George Law Court, Kidderminster, DY10

Ground Floor  
Vacant Possession

Two Bedrooms  
EPC D

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this 2-bedroom retirement apartment available on the ground floor of George Law Court. The property benefits from: entrance hallway, living room with small walkout balcony, kitchen, two bedrooms and bathroom. Offered with no upwards chain and vacant possession. EPC TBC.

**Hallway** Providing access to the lounge , both bedrooms and the shower room. Wall-mounted electric heater. Ceiling mounted smoke alarm. Three handy cupboards provide storage and house the hot-water tank and fuse board. Loft hatch access.

**Lounge** Small walkout balcony with UPVC door. Wall mounted electric heater. Archway to kitchen.

**Kitchen** A range of base and wall units with roll-tops worktops over. 1.5 bowl stainless steel sink with single mixer tap. Space for appliances. Built in hob and oven. Extractor fan. Any existing built in appliances have not been tested.

**Bedroom One** With fitted wardrobes. Double-glazed window to the side. Wall-mounted electric heater.

**Bedroom Two** Double-glazed window to the side. Wall-mounted electric heater.

**Bathroom** Shower tray with glazed screen and door and electric shower, pedestal sink and WC. Wall-mounted heated towel rail in chrome. Extractor fan. Security pull-cord alarm system.

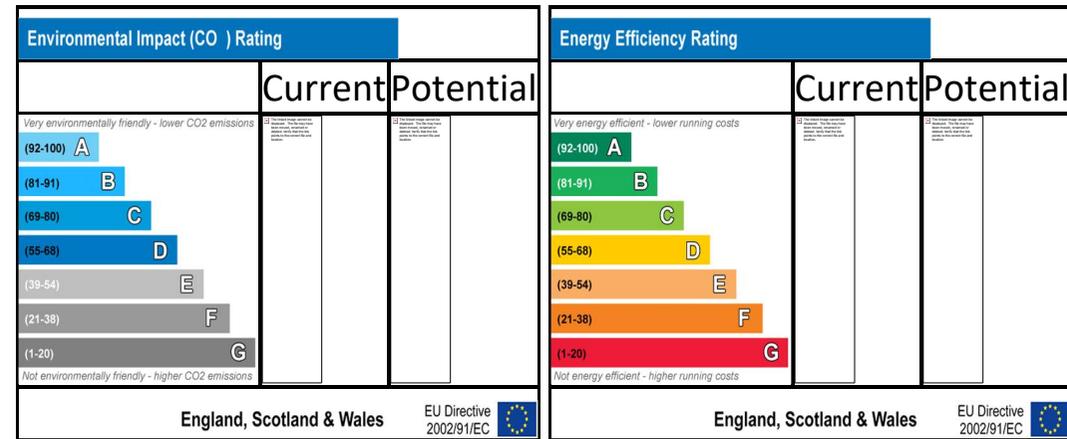
**Communal Facilities** The complex provides a ground-floor communal lounge for meeting up with friends and family and offers a kitchen area, plentiful seating and an overhead projector/cinema system.

**Leasehold Information** Lease of 99 years started on 25/03/1991 (approx 65 years remaining). The ground rent is peppercorn as per lease and the service charge is collected annually in the sum of £3,100 which is payable quarterly.



# Room Details

Hallway	
Lounge	4.37m x 3.58m (14'4" x 11'9")
Kitchen	2.44m x 2.16m (8'0" x 7'1")
Bedroom One	3.80m x 2.17m (12'6" x 7'1")
Bedroom Two	3.80m x 1.96m (12'6" x 6'5")
Bathroom	
Communal Facilities	
Leasehold Information	



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

