



2 Sandalwood Apartments

COMBERTON ROAD, KIDDERMINSTER DY10 3DL

David Jones
The **North Worcestershire** Property Expert

 **The
Property
Experts**



A most appealing two bedroom ground floor retirement apartment for the over 65s at this desirable gated development, well placed for all local amenities.

Property at a glance

Sandalwood is an exclusive development of just twelve individual retirement apartments for the over 65's, comprising an attractive white rendered Grade II Listed property fronting Comberton Road, situated approximately 400 yards from Kidderminster Railway Station and on a bus route into the town centre.

Apartment 2 is a spacious two bedroom ground floor apartment situated at the front of the building, benefiting from a spacious south-facing living room with large full height bay window enjoying plenty of sunlight.

Better still, the flat has an independent access door opening onto a secluded corner of the communal gardens, where the owner can enjoy bringing a chair outside on a sunny day.

Just off the living room is a well appointed kitchen with granite work surfaces including a height-adjustable sink, plus a full range of Bosch integral appliances to include electric oven, induction hob, steel hood, fridge, freezer, slimline dishwasher & washer/ dryer.





There are two double bedrooms, each with en-suite shower room facilities and each with custom-built pine fitted wardrobes.

Both bedrooms are situated to the rear of the apartment facing part of the communal gardens, with the principal bedroom also having a door opening onto a small balcony, positioned to enjoy the morning sun.

The apartment has considerable character, featuring Victorian style wooden-framed sash windows throughout, and is also equipped with underfloor central heating.

Indeed one of the key benefits of life at Sandalwood is the fact that central heating is included within the service charge, and room temperature can therefore be set to whatever level the occupant may wish, without having to worry about the heating bill.

Near the building's main entrance foyer is a residents' lounge for those who wish to socialise. There is also a small communal dining room with kitchen facilities to the first floor, which can be privately reserved if individual residents wish to organise gatherings with family or friends.



The building is set back behind a gated entrance with well tended gardens and grounds including a communal lawned garden to the rear. There is also a shared residents car park having a limited number of spaces.

Residents of Sandalwood have access to some facilities shared with the neighbouring Holmwood Care Centre, including an on-site warden and various optional paid-for services such as laundry service, handyman and the provision of hot meals.

The Seller's View

“My mother moved into this apartment 15 years ago and found everyone very friendly, with the location of the property being very convenient, just a short walk from the shops and railway station.

She remained independent, but felt part of a community with activities she could join at Holmwood, as well as being able to order a hot meal every day if she wished, at a very reasonable price.

She very much enjoyed living at the front of the building, where lots of life and activities could always be witnessed.

In particular, she appreciated the communal gardens at Sandalwood, and especially liked having her own private entrance door, which meant she could step outside to do a little gardening whenever she wanted”



“The lounge bay window has a lovely outlook to the front...”

Tenure is leasehold for a period of 99 years from 1 January 2009, expiring 31 December 2107.

There is an annual ground rent of £250 per annum and service charge of currently £460 per calendar month (£5520 per annum) to include thermostatically regulated hot water and underfloor heating, as well as other utility charges (gas, a portion of the electricity and water), property/garden maintenance, boiler maintenance, fire safety charges, front gate maintenance, lift maintenance, window/gutter/bin cleaning, building insurance, communal lounge TV licence, communal cleaning and all other associated general management costs.

Please note occupants must be over the age of 65 and pets are not permitted at Sandalwood.

Council Tax is payable to Wyre Forest District Council, the property being rated as Band D.

Mains gas, electricity, water & drainage are connected to the building.

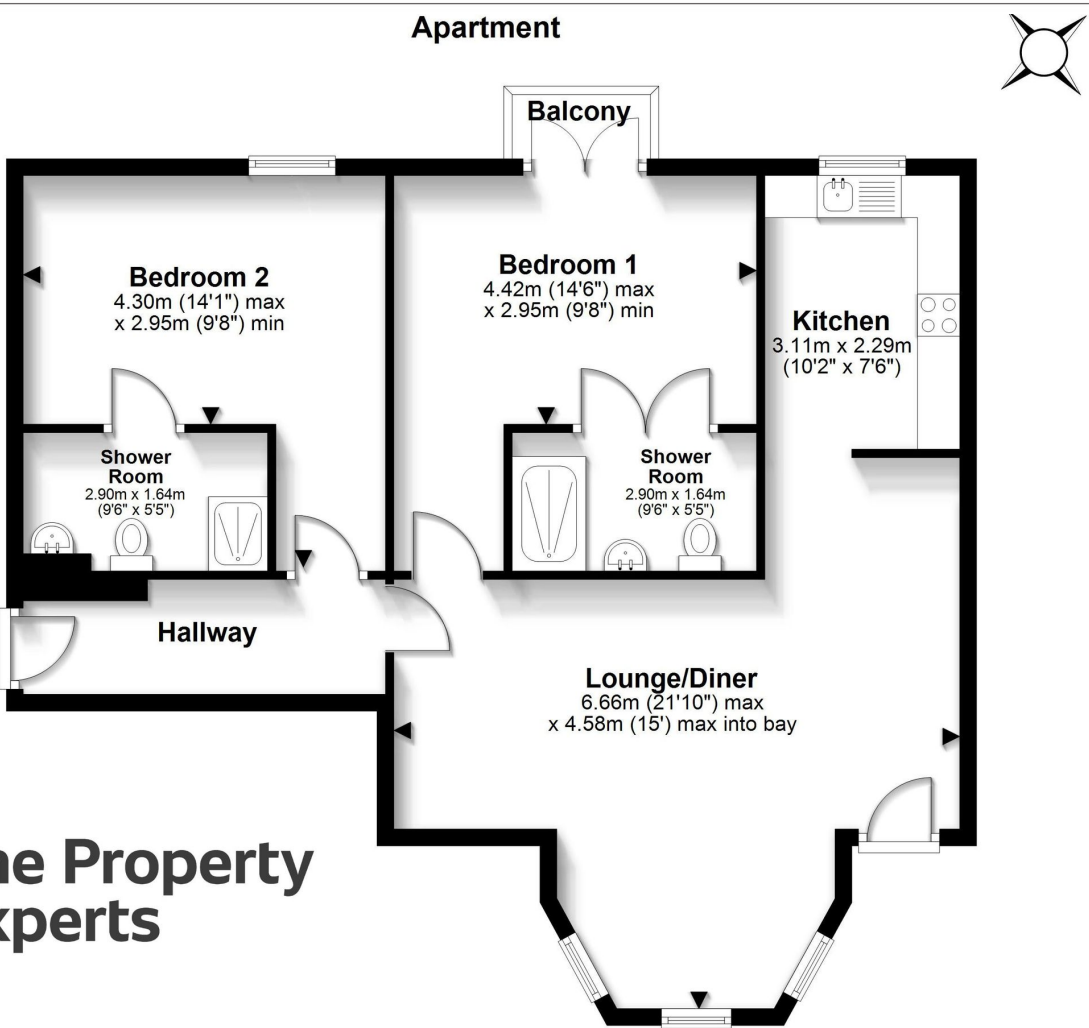
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Amenties/Distances

- Bus Stop (into town) 100 yards
- Kidderminster Train Station 0.2 mile
- Kidderminster Town Centre 0.6 mile
- Kidderminster Hospital 1.7 miles
- Worcester City Centre 14 miles
- Birmingham City Centre 16 miles
- Birmingham Airport 30 miles



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

About the **Area**

Kidderminster

The largest of the three towns in the Wyre Forest District of North Worcestershire, Kidderminster lies 17 miles south-west of Birmingham and 15 miles north of Worcester, with a main railway line connecting to both of these cities.

As the main retail hub of the district, Kidderminster has a number of shopping centres including the Swan Centre, the Rowland Hill Centre, Crossley Retail Park and Weaver's Wharf Retail Park which is set around the beautifully restored Slingfield Mill.

The River Stour and Staffordshire & Worcestershire Canal both run through the town centre on their way to join the River Severn at Stourport, with much of the recent redevelopment of the town centre quite rightly recognising the value of these waterways and increasing their prominence, such as at Riverside Walk next to Weavers Wharf, where a number of pavement cafés, restaurants and bars sit alongside the riverbank.

Local attractions include the restored Severn Valley Railway running between Kidderminster and Bridgnorth, and the West Midlands Safari Park close to the Georgian riverside town of Bewdley.

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network. North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.



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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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