20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS £117,500

Allan Morris
estate agents

20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS

'No Upward Chain'

This spacious ground floor apartment is situated in an established residential area, convenient for commuting to Worcester and Birmingham, the national motorway network and the facilities of the town.

The apartment offers deceptively spacious accommodation of approximately 640sqft, briefly comprising: a large reception hall; lounge & dining room; fitted kitchen; double bedroom with built-in wardrobe; and a refitted shower room.

In addition, the property benefits from PVC double glazing, gas-fired central heating with a 'Worcester' combination boiler installed in 2021, courtyard parking and direct access to the communal grounds to the rear.

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

- Leasehold with approx 84 years remaining
- Management charge £996.79 for year ending 31/03/25
- Charge includes ground rent, building insurance, maintenance of grounds and communal areas and window cleaning
- Council Tax band A
- Energy Performance Certificate band D
- Gas-fired heating installed in 2021
- PVC double glazing

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted
- Radiator screen in lounge
- Wardrobe in bedroom
- Storage unit in hall
- Electric oven & small fridge/freezer in kitchen

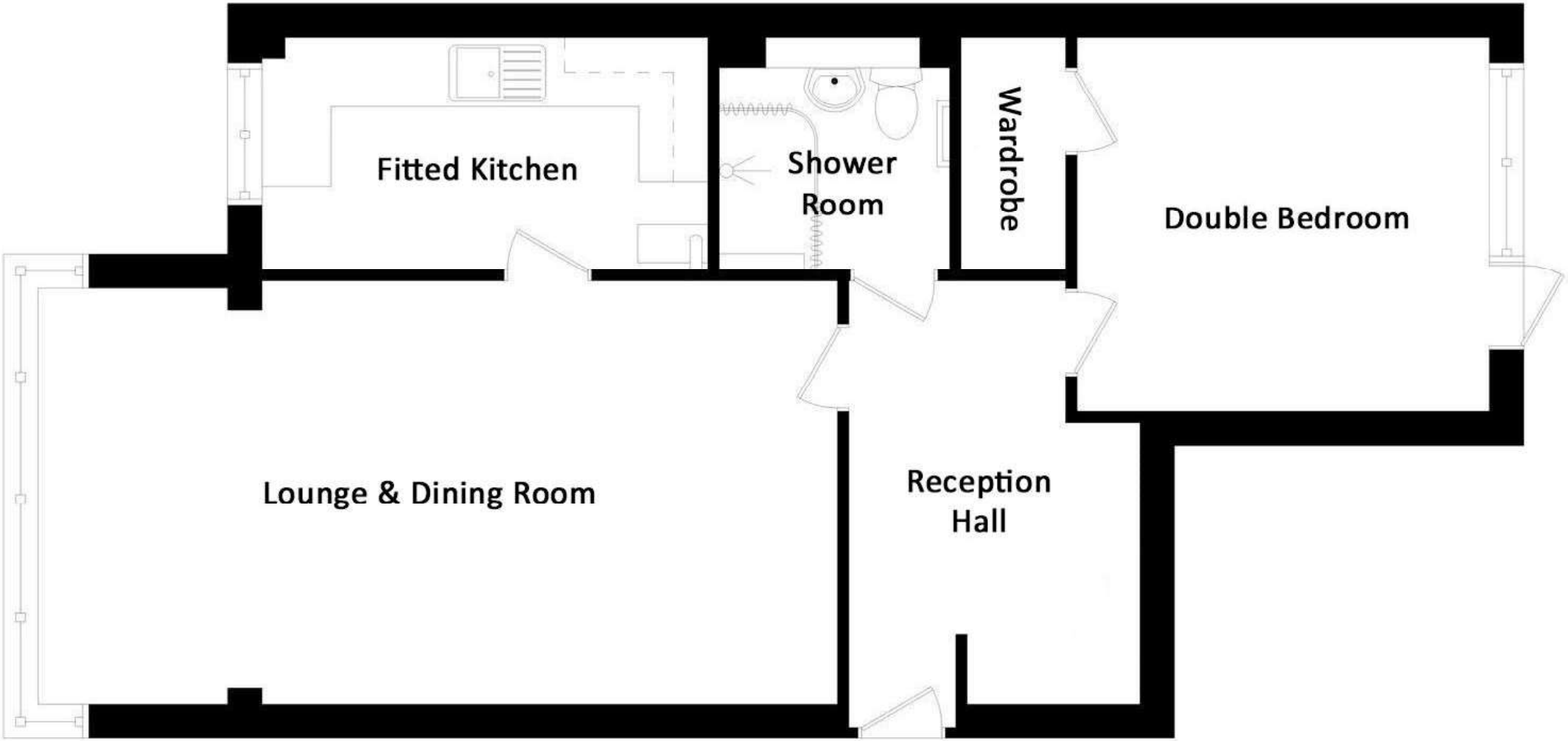
DESCRIPTION

GROUND FLOOR

- **COMMUNAL ENTRANCE DOOR** with a security intercom
- **COMMUNAL ENTRANCE FOYER**
- **RECEPTION HALL** 3.60m x 2.47m (11'10" x 8'1")
- **LOUNGE & DINING ROOM** 6.64m x 3.48m (21'9" x 11'5")
- **FITTED KITCHEN** 3.66m x 1.81m (12'0" x 5'11")
- **LARGE DOUBLE BEDROOM** 3.38m < 4.38m x 3.00m (11'1" < 14'4" x 9'10")
- **REFITTED SHOWER ROOM** 1.84m < 2.37m x 1.59m < 1.80m (6'0" < 7'9" x 5'2" < 5'11")

OUTSIDE

- **PARKING** Off-road parking for residents is provided in the courtyard, on a first come/first served basis
- **GROUNDS** The Scotlands stands in communal grounds that are maintained by the management company. The grounds to the rear is partitioned to create a garden area to which number 20 has direct access from the bedroom.



Ground Floor

Not to scale

For general information purposes only and not to be taken as a statement of fact.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677. Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
OnTheMarket
naea | propertymark PROTECTED

20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS £117,500

Allan Morris
estate agents

20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS

'No Upward Chain'

This spacious ground floor apartment is situated in an established residential area, convenient for commuting to Worcester and Birmingham, the national motorway network and the facilities of the town.

The apartment offers deceptively spacious accommodation of approximately 640sqft, briefly comprising: a large reception hall; lounge & dining room; fitted kitchen; double bedroom with built-in wardrobe; and a refitted shower room.

In addition, the property benefits from PVC double glazing, gas-fired central heating with a 'Worcester' combination boiler installed in 2021, courtyard parking and direct access to the communal grounds to the rear.

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

- Leasehold with approx 84 years remaining
- Management charge £996.79 for year ending 31/03/25
- Charge includes ground rent, building insurance, maintenance of grounds and communal areas and window cleaning
- Council Tax band A
- Energy Performance Certificate band D
- Gas-fired heating installed in 2021
- PVC double glazing

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted
- Radiator screen in lounge
- Wardrobe in bedroom
- Storage unit in hall
- Electric oven & small fridge/freezer in kitchen

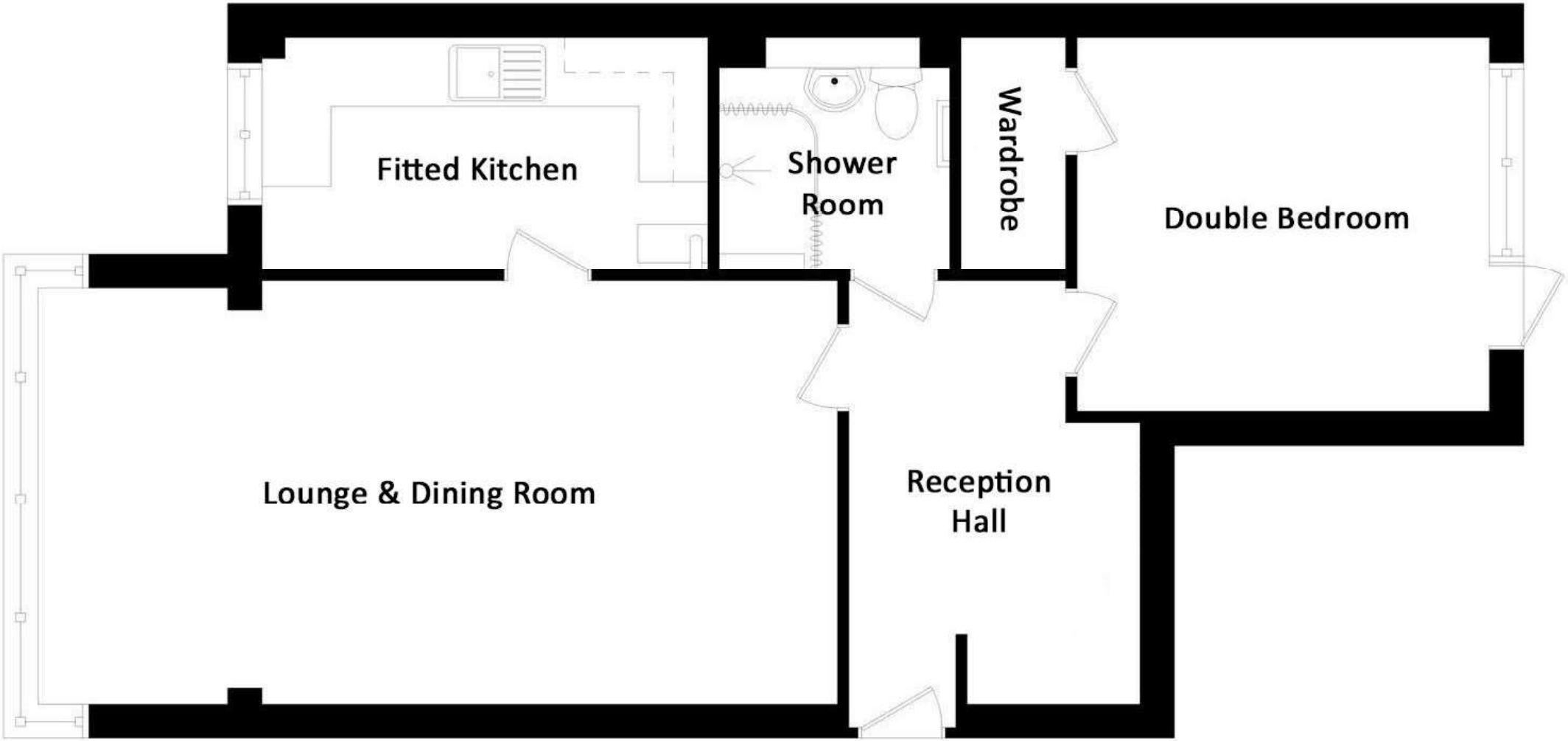
DESCRIPTION

GROUND FLOOR

- **COMMUNAL ENTRANCE DOOR** with a security intercom
- **COMMUNAL ENTRANCE FOYER**
- **RECEPTION HALL** 3.60m x 2.47m (11'10" x 8'1")
- **LOUNGE & DINING ROOM** 6.64m x 3.48m (21'9" x 11'5")
- **FITTED KITCHEN** 3.66m x 1.81m (12'0" x 5'11")
- **LARGE DOUBLE BEDROOM** 3.38m < 4.38m x 3.00m (11'1" < 14'4" x 9'10")
- **REFITTED SHOWER ROOM** 1.84m < 2.37m x 1.59m < 1.80m (6'0" < 7'9" x 5'2" < 5'11")

OUTSIDE

- **PARKING** Off-road parking for residents is provided in the courtyard, on a first come/first served basis
- **GROUNDS** The Scotlands stands in communal grounds that are maintained by the management company. The grounds to the rear is partitioned to create a garden area to which number 20 has direct access from the bedroom.



Ground Floor

Not to scale

For general information purposes only and not to be taken as a statement of fact.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677. Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
OnTheMarket
naea | propertymark PROTECTED

20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS £117,500

Allan Morris
estate agents

20 The Scotlands, Crofters Way, Droitwich, Worcestershire, WR9 9HS

'No Upward Chain'

This spacious ground floor apartment is situated in an established residential area, convenient for commuting to Worcester and Birmingham, the national motorway network and the facilities of the town.

The apartment offers deceptively spacious accommodation of approximately 640sqft, briefly comprising: a large reception hall; lounge & dining room; fitted kitchen; double bedroom with built-in wardrobe; and a refitted shower room.

In addition, the property benefits from PVC double glazing, gas-fired central heating with a 'Worcester' combination boiler installed in 2021, courtyard parking and direct access to the communal grounds to the rear.

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

- Leasehold with approx 84 years remaining
- Management charge £996.79 for year ending 31/03/25
- Charge includes ground rent, building insurance, maintenance of grounds and communal areas and window cleaning
- Council Tax band A
- Energy Performance Certificate band D
- Gas-fired heating installed in 2021
- PVC double glazing

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted
- Radiator screen in lounge
- Wardrobe in bedroom
- Storage unit in hall
- Electric oven & small fridge/freezer in kitchen

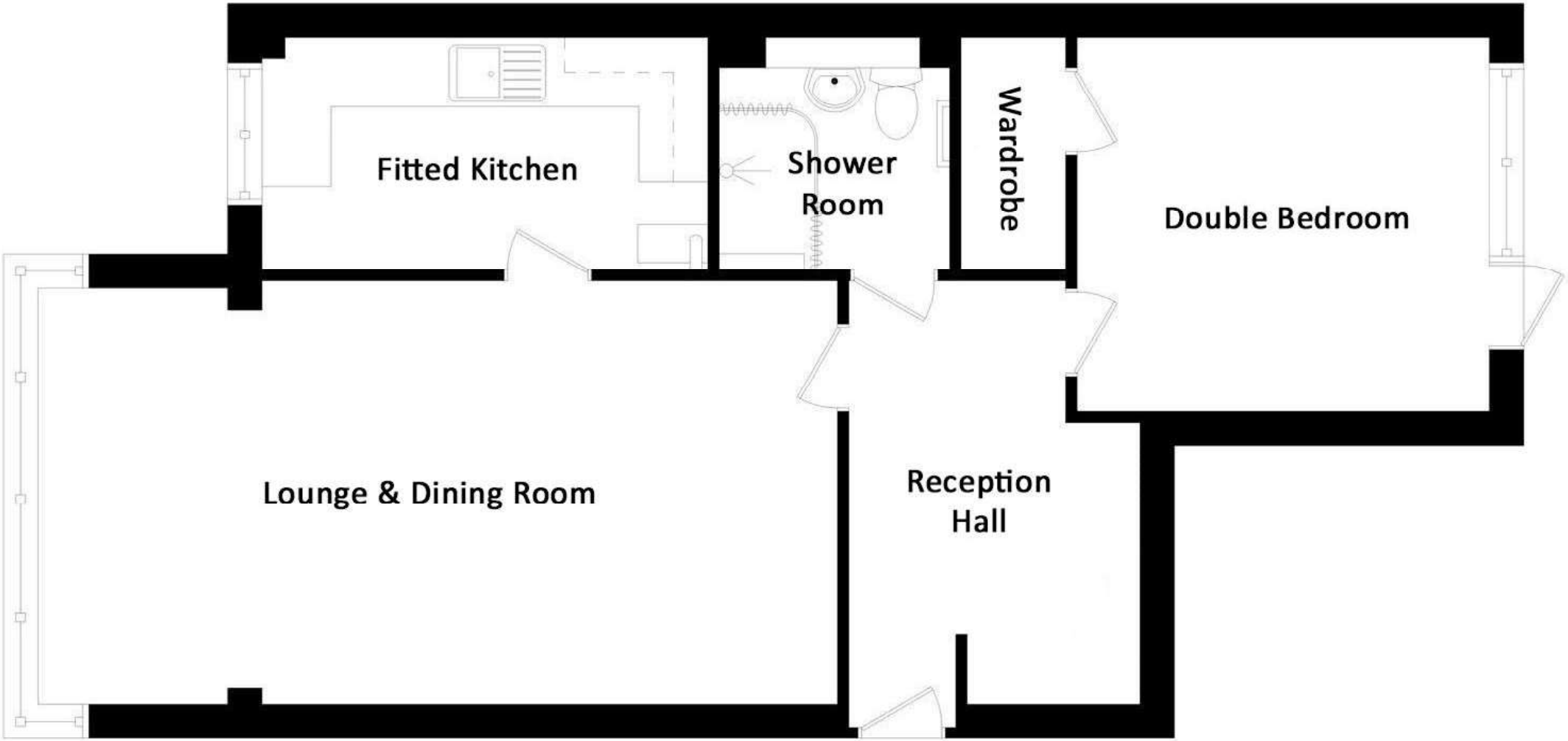
DESCRIPTION

GROUND FLOOR

- **COMMUNAL ENTRANCE DOOR** with a security intercom
- **COMMUNAL ENTRANCE FOYER**
- **RECEPTION HALL** 3.60m x 2.47m (11'10" x 8'1")
- **LOUNGE & DINING ROOM** 6.64m x 3.48m (21'9" x 11'5")
- **FITTED KITCHEN** 3.66m x 1.81m (12'0" x 5'11")
- **LARGE DOUBLE BEDROOM** 3.38m < 4.38m x 3.00m (11'1" < 14'4" x 9'10")
- **REFITTED SHOWER ROOM** 1.84m < 2.37m x 1.59m < 1.80m (6'0" < 7'9" x 5'2" < 5'11")

OUTSIDE

- **PARKING** Off-road parking for residents is provided in the courtyard, on a first come/first served basis
- **GROUNDS** The Scotlands stands in communal grounds that are maintained by the management company. The grounds to the rear is partitioned to create a garden area to which number 20 has direct access from the bedroom.



Ground Floor

Not to scale

For general information purposes only and not to be taken as a statement of fact.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677. Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
OnTheMarket
naea | propertymark PROTECTED