



Connells

Norbury House Friar Street  
Droitwich



## Property Description

A well presented two bedroom apartment offers stylish and contemporary living throughout, making it an ideal purchase for first time buyers, investors or downsizers. The property offers two bedrooms, a bright and spacious open plan kitchen, dining and living area and a modern bathroom.

## Location

This home is situated in 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 has a Lido, perfect for a day out with the kids.

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

## Accommodation Details

Norbury House is a historic building in Friar Street. Constructed in 1935 as a hotel, replacing an earlier building which stood on the site, it later briefly served as the headquarters of Droitwich Borough Council before being converted to residential and commercial use. It also houses a local community theatre

## Entrance Hall

Recess Spotlighting, door to Kitchen/diner/living room

## Open Plan Kitchen/Living Area

Two side facing double glazed uPVC windows, Range of floor and wall units, integral microwave and fridge freezer. Space for washing machine and dishwasher, Breakfast Bar, Doors to bedrooms and bathroom.

## Bathroom

Side facing double glazed uPVC window, recess spotlighting, part tiled walls, freestanding bath, WC, vanity unit with inset wash hand unit, additional storage cupboard, heated towel rail

## Bedroom One

Side facing double glazed uPVC window, front facing double glazed uPVC window, coving to ceiling, wall light, storage heater, built in corner wardrobe

## Bedroom Two

Front facing double glazed uPVC door with Juliet balcony, wall light, storage heater, coving to ceiling

## Communal Garden

Generous sized lawned communal garden to the rear of the building.

## Parking

Allocated parking for one vehicle.

## Services

All mains services except gas are connected to the property.





Total floor area 61.5 m<sup>2</sup> (662 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](http://www.propertybox.io)

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**view this property online [connells.co.uk/Property/WVL307601](http://connells.co.uk/Property/WVL307601)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. 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:

Upon entering Droitwich continue along the Worcester Road, continue straight over the traffic lights to the roundabout and take the second exit. Follow the road to the traffic lights and then take the next left onto High Street, follow this road and go straight over the junction to Friar Street. Norbury House will be on your left hand side.

EPC Rating: D Council Tax Band: B

Service Charge: 2000.00

Ground Rent: Ask Agent

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.

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