

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

31 Crookbarrow View, 3 Gotland Road, Worcester. WR5 2GN

Guide Price £150,000

2 1 1









** NO ONWARD CHAIN ** An opportunity to purchase a 75% share in this spacious two bedroom 1st floor Apartment, forming part of the Crookbarrow View development, available for those over the age of 65 (or 55 with a care need).

Accommodation briefly comprises: Reception Hall, spacious Lounge Dining Room, Kitchen, two Bedrooms and Jack & Jill Shower Room. The complex has access to on-site care and is fully accessible.

LOCATION: The Apartment forms part of the popular Crookbarrow View development, offering a wide range of facilities to include Communal Lounge, Cafe/Bistro, Hair Salon, Laundry, residents communal gardens, lifts, assisted bathing suite, buggy store and car park. Pet friendly, housing manager to provide details on individual case. The development is located to the East of Worcester city, providing easy access to the city centre and transport links via Junction 7 of the M5 motorway and Worcestershire Parkway Railway Station.

Ongoing Charges:-

Service Charge:- £330.84 per month (buyer has option to pay the sinking fund within the service charge or defer it to point of re-sale)

Support Charge:- £18.48 per month (reviewable) 24/7 Support Charge:- £21.88 per week (reviewable)

Ground Rent: One peppercorn.

Tenure: 999 year assignable Lease from 1st April 2021

Lounge Dining Room: - 4.93m x 4.24m (16'2" x 13'11" maximum)

Kitchen: - 3.96m x 3.12m (13'0" x 10'3")

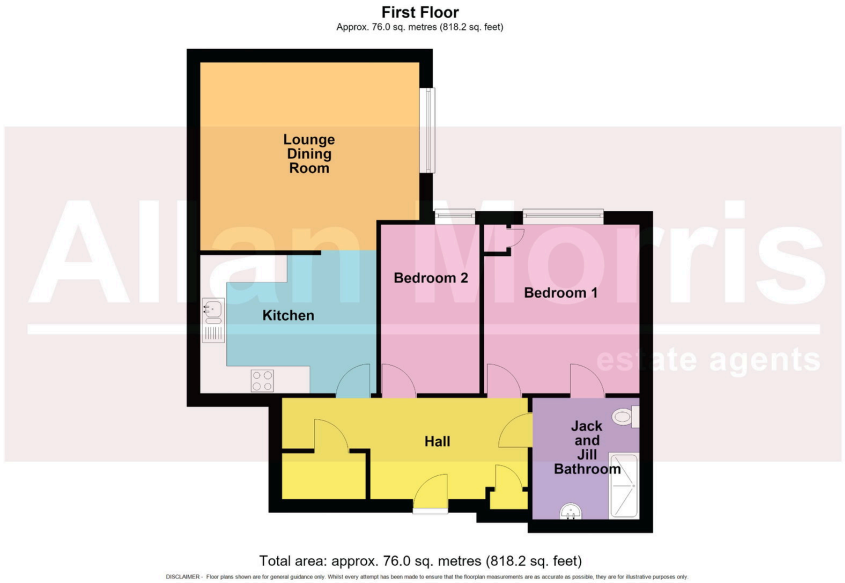
Bedroom 1: - 3.78m x 3.51m (12'5" x 11'6")

Bedroom 2: - 3.78m x 2.21m (12'5" x 7'3")

Jack & Jill Bathroom: - 2.74m x 2.41m (9'0" x 7'11")

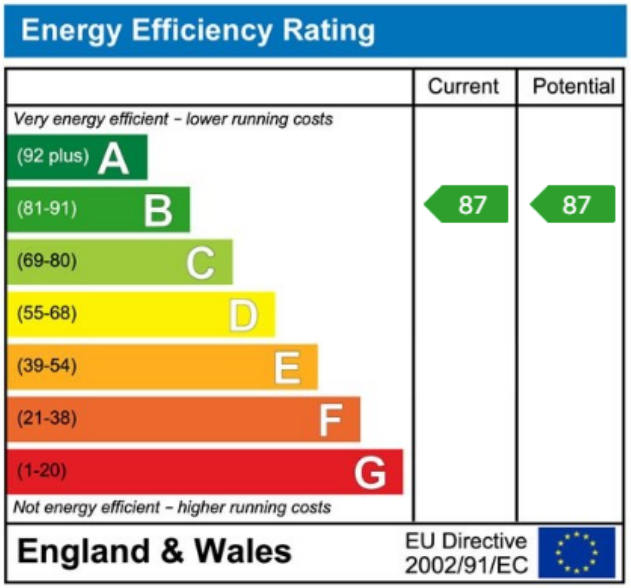






- A spacious first floor Apartment
- Kitchen
- No Onward Chain
- Convenient edge of city location
- Viewing Highly Recommended
- Lounge Dining Room
- Two Bedrooms & Shower Room
- Popular Independent Living development
- Council Tax Band: A





tel: 01905 612266 worcester@allanmorris-worcester.co.uk www.allan-morris.co.uk