



Flat 36 The Heriotts

Worcester Road, WR9 8AA

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well located ground floor flat with private garden, parking and 75% shared ownership for eligible purchasers aged 60 and over.

- Attractive two bedroom ground floor flat available on a 75% shared ownership basis for buyers aged 60 and over.
- Bright reception room with direct access to the garden.
- Private garden providing an enjoyable outdoor retreat.
- Ample parking available within the development.
- Convenient location near town centre amenities and transport links.

This well presented ground floor flat forms part of a popular development and is offered on a shared ownership basis, with a 75% private share and 25% retained by Platform Housing Group. Purchasers must be aged 60 or over, with provision for a second occupier aged at least 55, making this an appealing option for retirement living in a supportive community. The accommodation is thoughtfully arranged, comprising a welcoming living room with direct access to the garden, a practical kitchen, two bedrooms and a modern bathroom. The property also benefits from generous parking provision within the grounds. With the combination of private outdoor space, good parking and a central Droitwich setting, this home offers a straightforward and attractive choice for those seeking to downsize or secure a more manageable home.

563 sq ft (52.3 sq m)





The living room

The living room is well proportioned and filled with light from both a large window and the double doors that open onto the garden. This connection with the outdoors enhances the space and provides an inviting setting for relaxing or entertaining.





The kitchen

The kitchen is fitted with a range of wall and base units offering useful storage and plenty of worktop space. There is a built-in hob and sink along with ample room for appliances including a washing machine. A window to the front brings natural light into the room, creating a pleasant environment for daily tasks.



The primary bedroom

The primary bedroom is generously sized and arranged to accommodate free-standing storage alongside a bed. Dual-aspect windows add brightness and create an outlook over the gardens, offering a calm and restful environment.



The second bedroom

The second bedroom is well sized and includes a window providing ample light. This flexible room may serve comfortably as a guest bedroom, a study or a hobby space depending on need.



The bathroom

The bathroom includes a walk-in shower enclosure with glass screen, a WC and a fitted vanity unit with integrated basin. A frosted window provides light and privacy, completing this practical and neatly arranged room.

Eligibility criteria

- Purchaser must be aged 60 or over (if two occupiers, one must be at least 60 and the other at least 55).
- The property must be used as a private dwelling only.
- Purchasers may buy a 75% share of the leasehold interest.

How to apply

- Purchasers must give notice of their intention to buy to Platform Housing Group, who may nominate a buyer.
- If no nomination is made, sales can proceed with the landlord's consent (not to be unreasonably withheld).
- Buyers should consult their solicitor to confirm the process.
- The applicant must complete an application form and include proof of age. If they pass this, we will send their details to Metro Finance for an affordability assessment. There may be the requirement for an interview.

Lease information

- Lease term: 99 years with 65 years remaining.
- Landlord: Platform Housing Limited.
- Current ownership share: 75%.

Costs

- Rent on the unsold 25%: £170.34 per month.
- Service charge: £297.63 per month (includes buildings insurance and maintenance of communal areas).
- It is advised that a combined rent and service charge of £300.98 per month was paid prior to June 2025, with the additional £167.00 covered by housing benefit.



Location

The property is situated on Worcester Road in Droitwich, a popular Worcestershire town known for its historic character and excellent amenities. The town centre is within easy reach and offers a wide selection of shops, supermarkets, cafés and restaurants along with leisure facilities including a leisure centre and Lido Park.

Families will find a good choice of schools in the area, ranging from well regarded primary schools to Droitwich Spa High School and Sixth Form, ensuring options for children of all ages.

For commuters, the location is particularly convenient. Droitwich Spa railway station provides direct services to Worcester, Birmingham and beyond, while the nearby M5 motorway offers fast road links to the wider Midlands and the South West. Regular bus services also run along Worcester Road connecting surrounding areas.

The combination of excellent transport connections, local amenities and access to schools makes this an attractive location for a wide variety of buyers.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

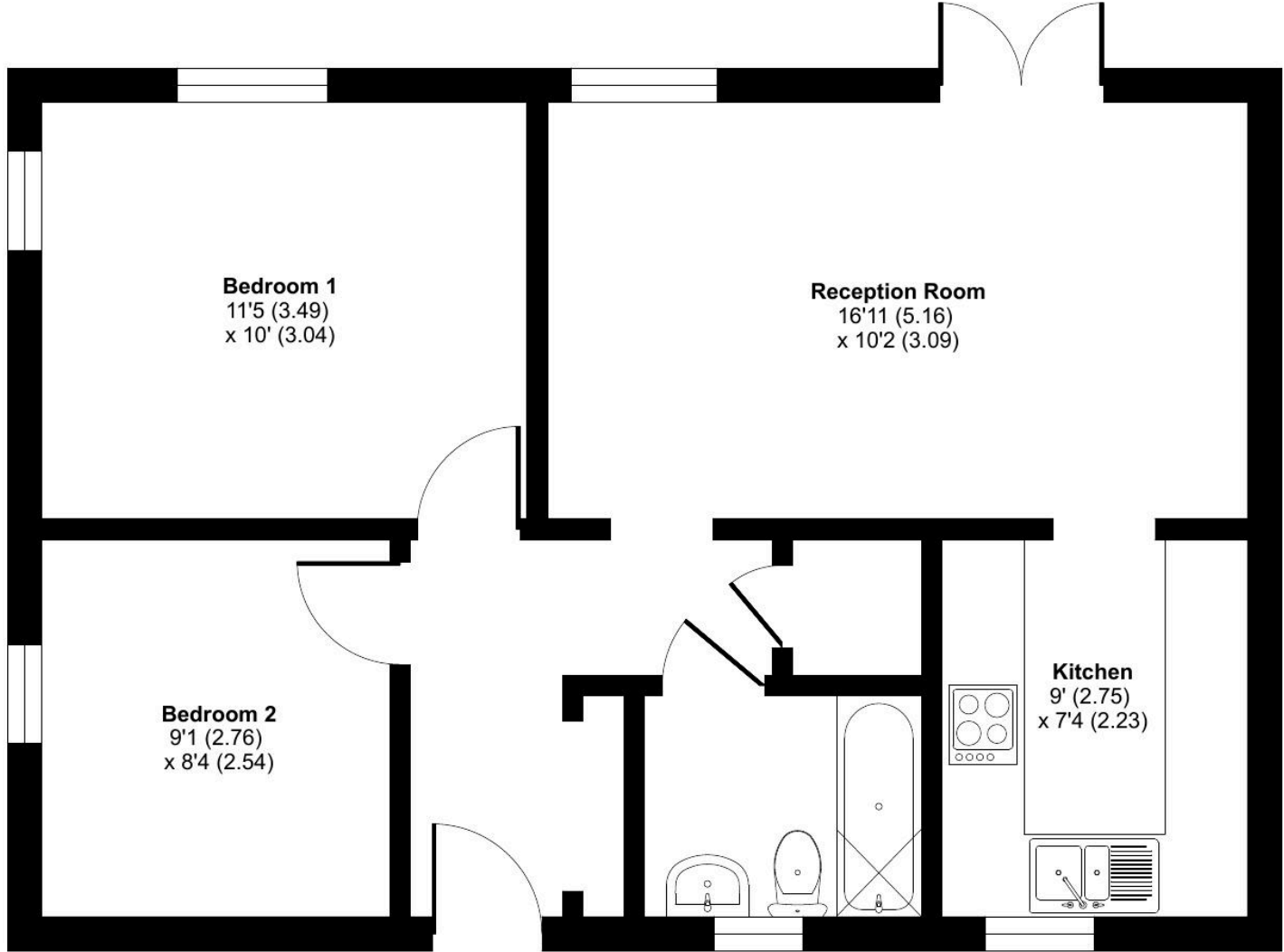
The Council Tax for this property is Band B



Worcester Road, Droitwich, WR9

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1349158



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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