



Flat 23 Rowan Court

Worcester Road, WR9 8AH

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well situated retirement apartment offering comfortable living, welcoming community facilities and convenient access to local amenities.

- Well arranged retirement apartment for residents over 55.
- Attractive communal facilities including lounge, dining room, laundry, library and assisted bathing.
- Shared garden providing peaceful outdoor space.
- Residents and visitors parking within the development.
- Excellent location near the town centre and opposite Droitwich Lido Park.

This middle floor retirement apartment provides a practical and reassuring home within a respected development for those over 55, offering single level living with a bright living and dining room with a Juliet balcony, a separate kitchen, two bedrooms and a well arranged shower room, with approximately sixty years remaining on the lease and purchased around fifteen years ago. Rowan Court features a residents lounge, dining room, laundry, guest suite, library, assisted bathing facility, lift access, storage areas, communal gardens and convenient parking. A friendly community hosts regular social activities including bingo, games evenings, entertainment and educational trips, with meal services available. The development is opposite Droitwich Lido Park and within easy reach of the town centre and Waitrose, with a bus stop, shop and post office around three hundred yards away, a GP surgery half a mile away and a social centre roughly one hundred yards from the property.

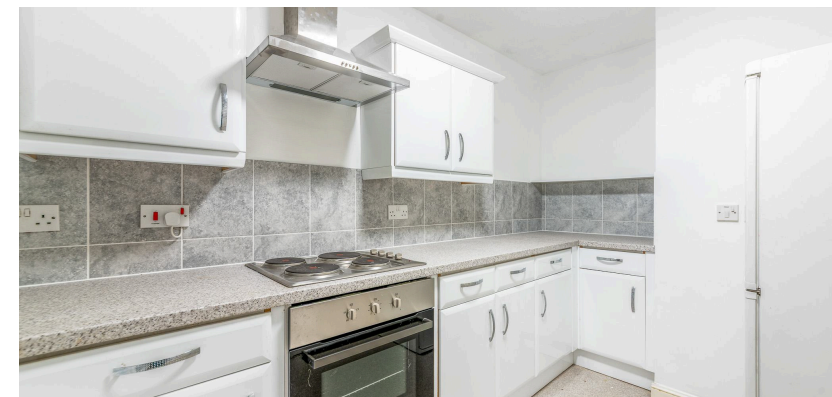
626 sq ft (58.2 sq m)





The kitchen

The kitchen provides a well arranged workspace with generous cabinetry and practical surfaces that support everyday cooking with ease. Its layout offers clear organisation and convenient access to appliances, creating an efficient setting for meal preparation. The room's position beside the living and dining area enhances flow and adds to the home's overall practicality.





The living and dining room

The living and dining room offers an inviting central space with generous proportions and excellent natural light from the Juliet balcony. Its layout supports comfortable seating and dining arrangements while creating an uplifting atmosphere for everyday use. The room's connection to the kitchen enhances convenience and contributes to the practical flow of the home.





The primary room

The primary bedroom offers a peaceful and well proportioned space with pleasant natural light and a practical layout that supports everyday comfort. Its built in storage enhances organisation and helps maintain an orderly environment. The room's position within the apartment provides a quiet retreat, making it an appealing and restful place to unwind.







The second bedroom

The second bedroom provides a versatile area suited to guests, hobbies or home office use. Its layout offers comfortable proportions and natural light from the window creates a pleasant atmosphere. The room sits conveniently off the hallway, adding flexibility to the accommodation and enhancing the practical appeal of the apartment.



The shower room

The shower room features a well arranged layout with a curved shower enclosure that supports comfortable daily use. The suite includes a pedestal basin and WC set against tiled walls that create a practical and easy to maintain environment. This room offers a functional space designed to meet everyday needs with convenience.



The communal areas

The communal areas offer offers a welcoming environment where residents can meet, relax and enjoy the shared facilities. With direct access to the lounge, dining space and kitchen, it encourages social interaction and provides a practical hub within the development. Thoughtfully arranged seating areas and clear circulation routes support comfort and ease of use throughout.



The communal garden

The communal area forms the heart of the development with easy access to the communal kitchen, dining facilities and lift. It provides an inviting space for residents to meet and enjoy the shared amenities, with well arranged seating and clear routes throughout. This central hub enhances daily living and encourages a friendly and supportive community atmosphere.





The driveway and parking

The development is approached by a well maintained driveway that provides direct access to resident and visitor parking. The layout ensures easy arrival and departure while clearly marked permit areas support organised use. Mature landscaping borders the route and creates an inviting first impression, enhancing the convenience and practicality of living.



Location

Flat 23 Rowan Court enjoys a highly convenient position on Worcester Road, directly opposite Droitwich Lido Park, creating an attractive setting with immediate access to green open space. The development is well placed for everyday needs, with a shop, post office and bus stop all around three hundred yards away. A GP surgery sits approximately half a mile from the property and the town centre is within comfortable reach at around one and a half miles. A social centre located roughly one hundred yards from the development offers additional opportunities for engagement.

The wider area provides a good selection of local amenities including supermarkets such as Waitrose, cafés, medical services and community facilities that support an active and enjoyable lifestyle. Droitwich offers a friendly town environment with leisure opportunities, riverside walks and a range of independent and national retailers. Public transport links are reliable, with nearby bus services and Droitwich Spa railway station offering access to Worcester, Birmingham and surrounding areas. Road connections are equally strong with convenient routes to the M5 for further travel.

Residents of Rowan Court also benefit from the supportive community found within the development itself. The range of communal facilities and the regular social activities contribute to a reassuring environment with opportunities for connection. The combination of accessible local services, pleasant surroundings and excellent transport links makes this a practical and appealing location for those seeking comfort and convenience in later life.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band D.



Rowan Court

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

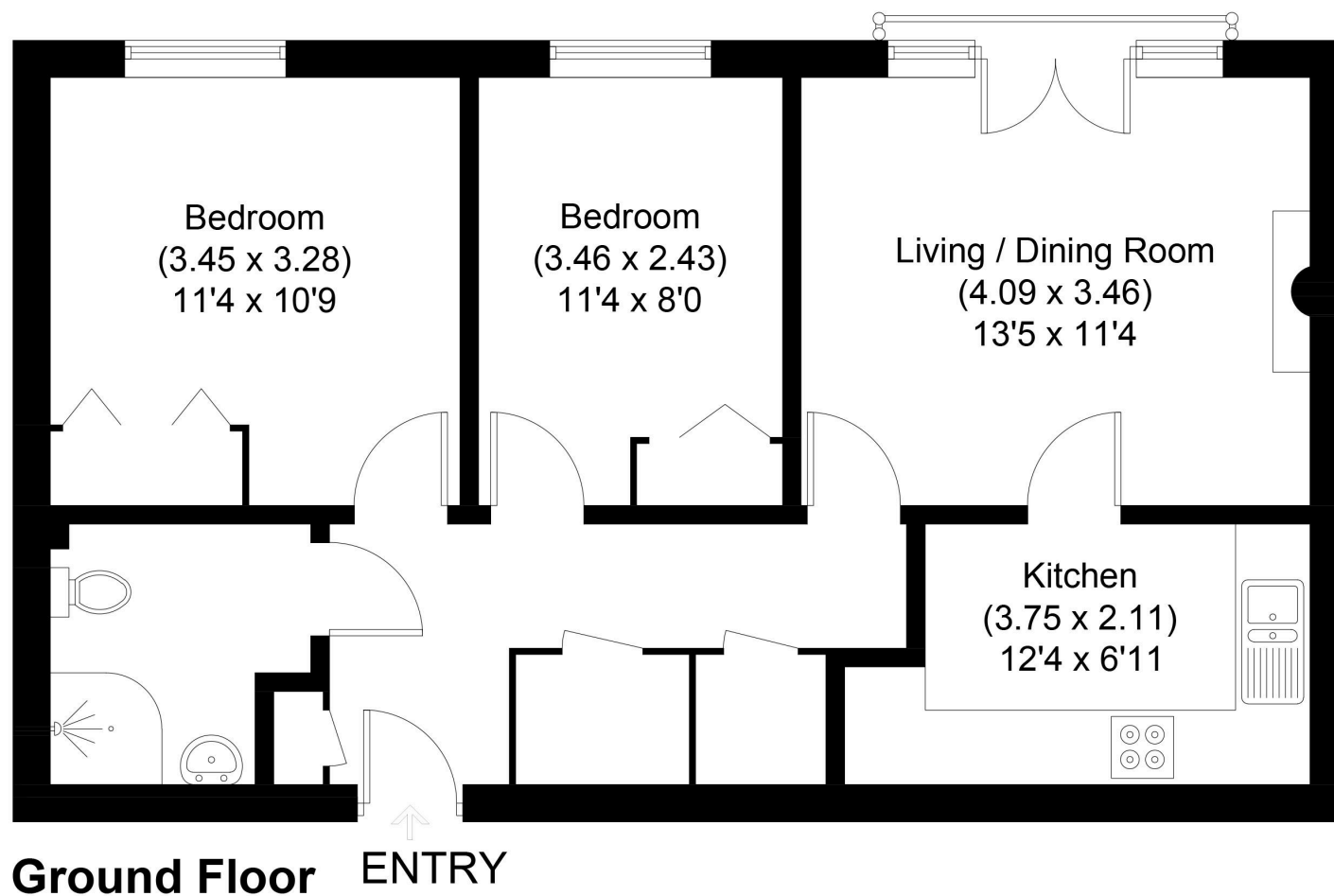


Illustration for identification purposes only, measurements are approximate, not to scale.



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