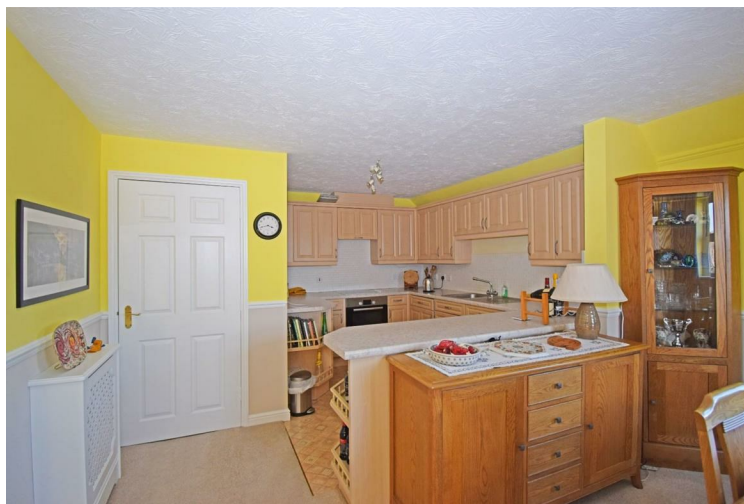


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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



# Allan Morris

## estate agents



6 Lyttelton Court, Lyttelton Road, Droitwich, Worcestershire, WR9 7BG

With a share of the Freehold and 999 year Lease, this light and airy second floor apartment is situated in one of Droitwich's most sought after residential areas, a short walk from The Lido Park and amenities of the town centre, with the railway station also within walking distance. The apartment enjoys lovely roof top views and offers accommodation of approximately 750sqft. 'No Pets Allowed'.



Price £245,000

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)



IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

**Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.**

**We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.**

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- **Second floor apartment**
  - **Share of Freehold**
  - **999 year lease**
  - **2 double bedrooms with wardrobes**
  - **En suite shower room**
- **Large bathroom**
  - **Open plan Lounge, Dining & Kitchen**
  - **2 allocated parking spaces**
  - **Communal grounds**
  - **PVC double glazing & gas CH**

The property more particularly comprises:

A communal entrance door, with a security intercom to the apartment, opening to the COMMUNAL ENTRANCE HALL, from which a door opens to a lobby with stairs leading up to the SECOND FLOOR, where a door opens to the LANDING shared with number 5 and having double glazed windows to front and rear, a front door to the apartment and a lockable built-in store cupboard.

RECEPTION HALLWAY

Having doors to the bathroom, lounge and both bedrooms. A built-in cloaks cupboard with double doors, an access hatch to the part boarded loft, intercom to the communal entrance door, radiator behind an ornate screen, dado rail, two ceiling light points and a built-in airing cupboard housing the 'Baxi' combination boiler, installed in 2018.

OPEN PLAN LOUNGE, DINING ROOM & KITCHEN

LOUNGE & DINING ROOM AREA 24'10" x 11'0" < 12'6" (7.57m x 3.35m < 3.81m)

Having double glazed windows to front, side and rear providing far reaching roof top views. Two radiators behind ornate screens, t.v. aerial point, telephone point, dado rail, two ceiling light points and a wide opening to:

FITTED KITCHEN AREA 10'9" x 8'2" < 12'5" (3.28m x 2.49m < 3.78m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink, integrated dishwasher, washer dryer, freezer and fridge, built-in electric oven and four ring ceramic hob with an integrated cookerhood over. Part tiled walls, radiator behind an ornate screen and a ceiling light point.

BEDROOM ONE 11'2" x 10'4" < 12'8" (3.40m x 3.15m < 3.86m)

(Measurements include wardrobe & fitted units) having a built-in three door wardrobe, fitted two door wardrobe, dressing table and two bedside drawer units. A double glazed window to rear, radiator behind an ornate screen, t.v. aerial point, ceiling light point and a door to:

EN SUITE SHOWER ROOM 7'5" x 5'0" < 7'8" (2.26m x 1.52m < 2.34m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a large shower cubicle. Part tiled walls, tiled flooring, double glazed roof window to rear, radiator, shaver point, two fitted cupboards, extractor fan and a ceiling light point.

BEDROOM TWO 11'2" x 9'2" (3.40m x 2.79m)

(Measurements exclude wardrobe) having a built-in wardrobe with double doors, double glazed dormer window to rear and a ceiling light point.

LARGE BATHROOM 8'2" x 6'6" (2.49m x 1.98m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with a mixer tap and showerhead fitting. Part tiled walls, tiled flooring, large fitted mirror, radiator, shaver point, extractor fan and a ceiling light point.

OUTSIDE

PARKING

The property benefits from two allocated parking spaces in the courtyard, with automated gate, to the side of the apartments.

GROUND

The apartments stand in communal gardens, which are maintained by the management company.

GENERAL INFORMATION

TENURE

The vendor advises us that the property has an equal share in Lyttelton Court Management Company that owns the FREEHOLD of the apartments. The apartment has a 999 year lease ending 31st December, 2999 with nil ground rent. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

MANAGEMENT COMPANY & SERVICE CHARGE

Lyttelton Court Management Company are responsible for the maintenance and management of Lyttelton Court. There is a service charge, currently approximately £2,000 per annum, that includes: buildings insurance; gardening; general maintenance of the outside and communal areas of the building; and cleaning of the communal areas. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: C

(Wychbold District Council)

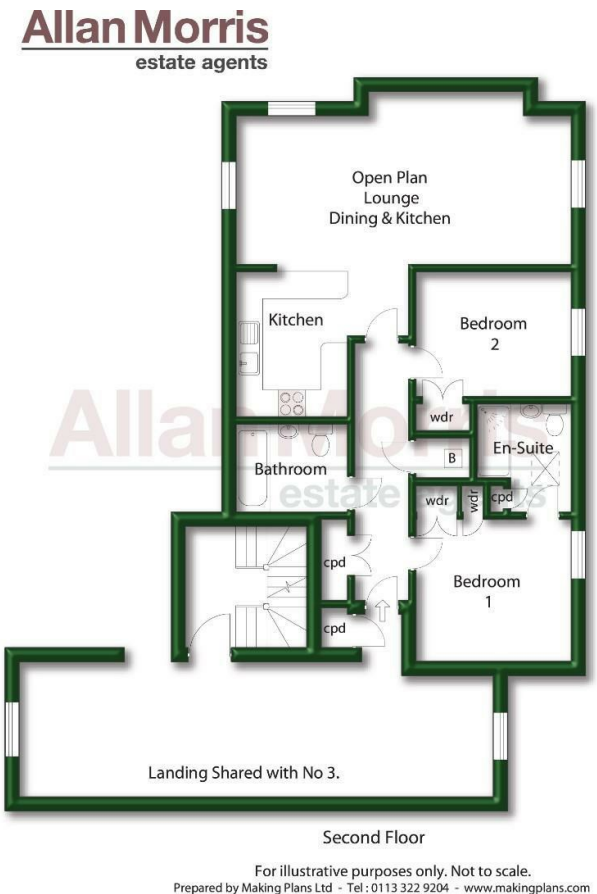
EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take St Andrews Road and proceed straight on at the traffic lights into Corbett Avenue, where the property will be found on the corner of Lyttelton Road.

AMP:2281/D2



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com