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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



1 Chester House, Wellington Road, Aston Fields, Bromsgrove, Worcestershire, B60 2AX

This spacious ground floor apartment has been improved and modernised, with a 10 year conversion warranty via BW. With a new 999 year lease and membership of the freehold company, it's own basement/bicycle store, two parking spaces with a car charging point and well appointed accommodation of approximately 950sqft (plus basement of 230sqft), the property is situated in one of the town's most desirable residential areas, within walking distance of the railway station, amenities of Aston Fields and facilities of the town centre.



Price £250,000 'Vacant & No Upward Chain'

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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.



- **Ground floor apartment**
- **New 999 year lease**
- **Membership of freehold company**
- **Two bedrooms**
- **Two en suite shower rooms**
- **Fitted cloakroom**
- **Lounge**
- **Fitted kitchen diner**
- **PVC double glazing & new electric radiators**
- **Basement, off-road parking & charging point**

The property more particularly comprises:

A communal door opens to the communal entrance lobby, with a built-in electrics cupboard for the three apartments and the communal areas. A front door opens to the apartment.

HALLWAY

Having tiled flooring, glazed double doors to the lounge, doors to steps down to basement, cloakroom and bedroom one, dado rail, electric radiator, two inset ceiling spotlights, two ceiling light points and a step down to the LOWER HALLWAY having tiled flooring, door to bedroom two, glazed double doors to the kitchen diner, electric radiator, dado rail, two inset ceiling spotlights, two ceiling light points and a built-in cloaks cupboard with a ceiling light point.

FITTED KITCHEN DINER 15'3" x 7'6" < 12'8" (4.65m x 2.29m < 3.86m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated washing machine and tall fridge, built-in electric oven and electric hob with a fitted cookerhood over (NB the appliances are not new and do not come with guarantees or warranties). Part tiled walls, tiled flooring, double glazed window to side, electric radiator and five inset ceiling spotlights.

BEDROOM TWO 14'7" x 7'11" (4.45m x 2.41m)

Having three double glazed windows to side, electric radiator, ceiling light point and a door to:

EN SUITE SHOWER ROOM

Having a white suite comprising: a low flush w/c; wash hand basin; and a shower tray. An obscure double glazed window to side, electric towel rail radiator, and a ceiling light point.

BEDROOM ONE 14'8" x 8'0" (4.47m x 2.44m)

Having a double glazed window to side, electric radiator, dado rail, ceiling light point and a door to:

EN SUITE SHOWER ROOM

Having a white suite comprising: a low flush w/c; wash hand basin; and a large shower tray. An obscure double glazed window to side, electric towel rail radiator and a ceiling light point.

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin, extractor fan, ceiling light point and housing the pressurised hot water cylinder.

LOUNGE 14'9" x 12'2" < 14'6" (4.50m x 3.71m < 4.42m)

Having a double glazed bay window to front, electric radiator, and two ceiling light points.

OUTSIDE

BICYCLE STORE / BASEMENT 15'0" x 13'1" (4.57m x 3.99m)

Having tiled flooring, ceiling light point, door to internal steps up to the door to the apartment and door to outside steps up to the driveway.

PARKING

The property benefits from a gravelled parking space immediately to the front of the apartment, with a car charging point and providing off-road parking for two cars side-by-side.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD with a new 999 year lease at a peppercorn ground rent and that each of owners of the four apartments will become members of the company that owns the Freehold tenure for the duration of their time as owners. 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 & SERVICE CHARGES

The vendor advises us that there will be a charge to cover the buildings and public liability insurance that has yet to be set. Ongoing, the owner of each of the four apartments will become members of the company owning the freehold and will have equal voting rights in determining the running and management of the property, including the setting of the management and service charge. 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: to be confirmed

On completion of the improvement works Bromsgrove District Council will assess the council tax band of the property.

EPC RATING: E

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre, take New Road, proceeding straight on at the traffic lights and continuing along New Road. Turn first right into Wellington Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2182/D6

