

AP MORGAN



Woodfield Road, Droitwich
Guide Price £85,000

Features:

- Extended lease
- Well-presented top floor apartment
- Two bedrooms, Fitted kitchen
- Spacious living room
- Bathroom with shower
- Communal off-road parking
- Secure access, residents lounge, laundry facilities & lift
- EPC - C

Description:

A well-presented top-floor, two-bedroom retirement apartment situated in the popular Kingfisher development complex in Droitwich for over 55's. The property is accessed by a secure lobby and comprises of an entrance hallway with large storage cupboard, open plan lounge giving on to the fitted kitchen with wood look floor, matching units and cupboards, inset sink and drainer, extraction hood, and space for the cooker and fridge/freezer of your choice. Along the hall is double bedroom 1 having built-in double wardrobe, single bedroom 2, and the 3-piece bathroom with electric shower over the bath. The property further benefits from an extended lease, having a call points to contact the development manager, 24-hour emergency call system, electric heating system and carpeting throughout. Ideally situated within easy access to the town centre shopping, Waitrose, Droitwich Lido, and commuter routes to the M5 and across the region.



Details:

Hall

Living Room

15' 7" x 10' 7" (4.75m x 3.22m)

Kitchen

7' 6" x 7' 0" (2.28m x 2.13m)

Bedroom 1

12' 8" max x 9' 6" (3.86m x 2.89m)

Bedroom 2

12' 8" x 6' 7" (3.86m x 2.01m)

Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



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