



**AP MORGAN**

**Ednall Lane, Bromsgrove**  
Offers in Excess of £90,000



**Features:**

- Well-presented second floor apartment
- Good-sized lounge/dining room
- Fitted kitchen
- Double bedroom with built in wardrobe store
- Shower room
- Off-road parking
- Access to communal lounge & guest suites
- EPC - C

**Description:**

A well-presented, second floor apartment situated within a popular retirement apartment for over 60's, occupying a convenient location within easy reach of Bromsgrove town centre. The property is accessed through a secure internal lobby with intercom system and briefly comprises: Entrance hallway offering large airing cupboard store, good-sized lounge/dining room with elevated views to the front communal gardens, well-presented fitted kitchen offering a range of wall and base units, space for a tall fridge freezer, and integrated oven with electric hob and extractor hood over, a sizable double bedroom presents integrated wardrobe and vanity storage units, while a fitted shower room completes the internal layout. The accommodation also benefits from beautifully landscaped communal gardens surrounding the property, private off-road parking for residents and visitors, in addition to a variety of facilities including, communal lounge, lift servicing all floors, management staff, Careline alarm system, laundry room and guest facilities. The property is situated in a fantastic central location of Bromsgrove town which offers a range of shops, leisure centres and first, middle, and high schools. Along with road links to the M5 (junction 5), and M42 (junction 1), ideal for commuting to Birmingham, Worcester and surrounding areas.



**Details:**

**Entrance Hallway**

**Living Room**

17' 4" x 10' 5" (5.28m x 3.17m)

**Kitchen**

5' 3" x 7' 3" (1.60m x 2.21m)

**Bedroom**

14' 1" x 8' 8" (4.29m x 2.64m)

**Shower Room**

6' 9" x 5' 5" (2.06m x 1.65m)



**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](http://www.morganfs.co.uk)

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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?

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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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 443sq.ft. (41.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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