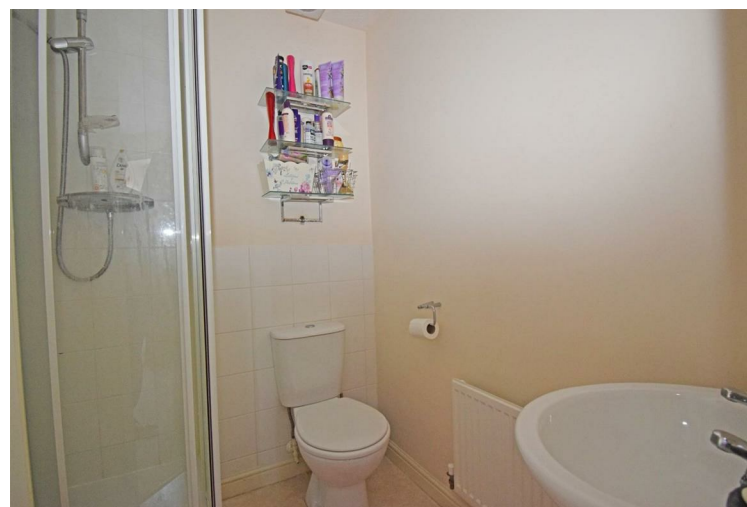
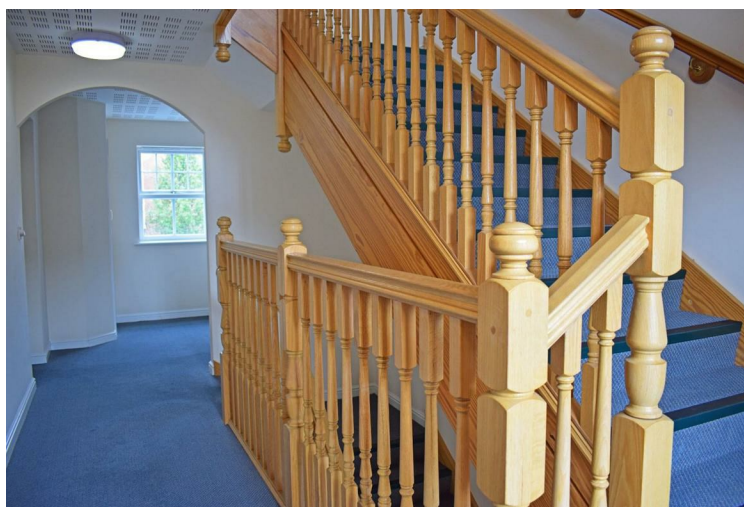


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

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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



26 Newton Square, Breme Park, Bromsgrove, B60 3GB

**** Unexpectedly Back On Market ****

This large first floor apartment is situated in a desirable residential area within walking distance of the railway station and Aston Fields. Spacious and well appointed, the property amounts to approximately 700sqft including an en suite shower room and 19'9" lounge & dining room.



Price £169,950

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

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.



- Large first floor apartment
 - Convenient for train station
 - Close to Aston Fields & town
 - 19'9" Lounge and dining room
 - Fitted kitchen
- Master bedroom with en suite shower
 - Second bedroom and bathroom
 - Two allocated parking spaces
 - PVC double glazing
 - Replacement combi boiler

The property more particularly comprises:

An open porch with lockable post boxes and ceiling light point has a double glazed communal entrance door, with an intercom to the apartment, opening to a COMMUNAL LOBBY having utility cupboards, a ceiling light point and a fire door opening to the COMMUNAL HALLWAY having a double glazed window to rear, double glazed door to the rear, where there are two allocated parking spaces, two ceiling light points and a staircase with ornate balustrade leading up to the FIRST FLOOR LANDING having double glazed windows to front and rear, a front door opening to the apartment, three ceiling light points and a BUILT-IN STORE CUPBOARD.

RECEPTION HALLWAY

Having doors to lounge & dining room, both bedrooms and the bathroom, intercom to the communal door, radiator, smoke alarm and two ceiling light points.

LOUNGE & DINING ROOM 19'9" x 11'0" < 13'2" (6.02m x 3.35m < 4.01m)

(Measurements include recesses) having a contemporary wall-mounted electric fire, two double glazed windows to the front, two radiators, telephone point. Radio, satellite & t.v. aerial point, smoke alarm, two ceiling light points and an arched opening to:

FITTED KITCHEN 13'2" x 5'10" (4.01m x 1.78m)

(Measurements include units) having a range of base and wall units with concealed lighting over work top surfaces, single bowl/single drainer sink, an integrated washer/dryer, recesses for fridge and freezer and built-in stainless steel electric oven and four ring gas hob with an integrated cookerhood over. Part tiled walls, double glazed window to rear, radiator, ceiling light point and a built-in store cupboard housing the replacement gas-fired combination boiler.

BEDROOM ONE 13'2" x 10'4" (4.01m x 3.15m)

(Measurements include wardrobe) having a large built-in three door wardrobe, double glazed window to rear, radiator, t.v. aerial point, telephone point, ceiling light point and a door to:

EN SUITE SHOWER ROOM

Having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a corner shower cubicle. Part tiled walls, single panel radiator, extractor fan, shaver socket and two ceiling light points.

BEDROOM TWO WITH STUDY AREA 7'9" x 7'4" & 8'2" x 6'7" (2.36m x 2.24m & 2.49m x 2.01m)

Having two double glazed windows to the front, radiator and a ceiling light point.

BATHROOM

Having a white suite comprising: A low flush w/c; pedestal wash hand basin; and a panelled bath. Part tiled walls, radiator, extractor fan, shaver socket and a ceiling light point.

OUTSIDE

PARKING

The property benefits from two allocated parking spaces to the rear of the apartments.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD for a term of 125 years from 2005, leaving an unexpired term of 109 years with a current ground rent of £150.00 per annum. 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.

SERVICE CHARGE

There is a management company responsible for the management and maintenance of the apartments, with an annual service charge. We are informed that the latest annual service charge was £1,400.00, which included: Building insurance; window cleaning; communal area cleaning; lighting to internal and external communal areas; maintenance of communal areas; garden maintenance. 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: B

(Bromsgrove District Council)

ENERGY PERFORMANCE CERTIFICATE BAND: B

DIRECTIONS

From the agent's Bromsgrove office, turn right into High Street and bear immediate right into New Road. At the traffic lights turn right into the A38 Bromsgrove Eastern Bypass. At the next traffic lights turn left into Stoke Road, then first right into Sherwood Road. Follow the road into Newton Road and on into Newton Square. At the bottom of the square turn right and the apartments will be found on the left hand corner with Railway Walk.

AMPB:1771/D6

