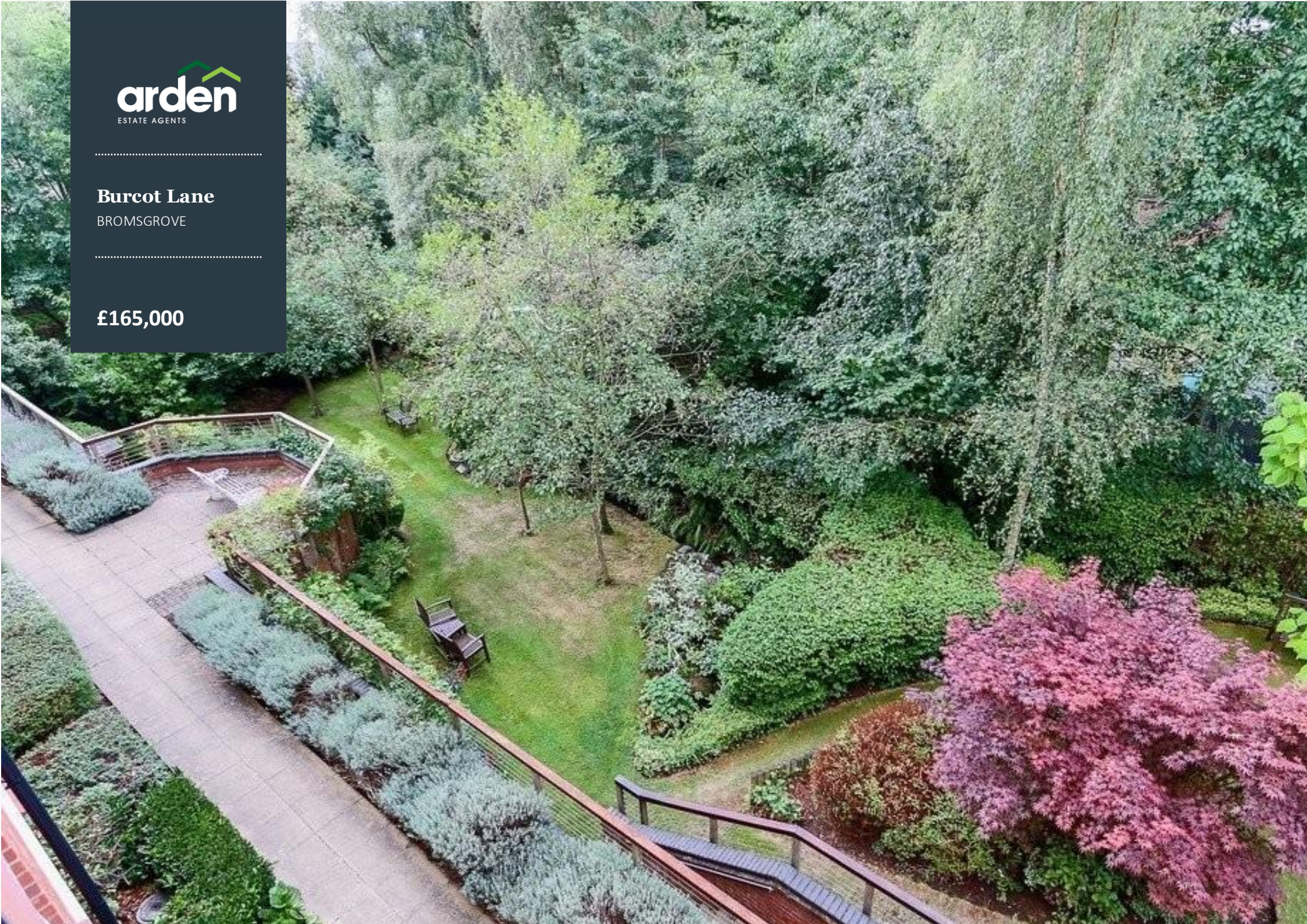




**Burcot Lane**

BROMSGROVE

**£165,000**



# Two Bedroom Retirement Apartment

## Features.

- TWO BEDROOMS
- SHOWER ROOM
- GOOD-SIZED LOUNGE/DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- COMMUNAL GARDENS, LOUNGE, DINING ROOM AND GUEST ROOM
- RETIREMENT PROPERTY
- SECOND FLOOR APARTMENT

## Description.

A particularly well presented and much improved two bedroom second floor retirement apartment, within the prestigious development, Brook Court, built by Bovis Homes, very near to Bromsgrove town centre. The apartment is offered with a good-sized lounge/diner, kitchen with integrated appliances, shower room and benefits further from having security entrance to a communal hall, house manager, communal lounge and dining room, well tended gardens and car parking and gas central heating.

The accommodation, in brief, features:- Gated off road parking; Secure communal entrance hall; Front door to property leading into; the hallway with two walk-in storage cupboards; good-sized lounge/diner with a feature fireplace and French doors to a Juliet style balcony; the kitchen with integrated fridge, double oven, hob and cookerhood; master bedroom with built-in wardrobes; bedrooms two; and the shower room.

Outside, the property enjoys delightful communal gardens with benches to paved patios, planted feature beds, lawns and mature trees.

The property is conveniently located within particularly easy distance from the town centre offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



## Room Dimensions.

A monthly service charge includes:- Provision of Court Manager, Duty Managers and Housekeeping Staff, Cleaning/Maintenance of Communal Areas, 1.5 Hours p/w Domestic Assistance, Three Course Meal in Dining Room (at Subsidised Rate), General Water Charges, Ground Maintenance, Window Cleaning, Lift Servicing, Building Insurance & Management Charges.

### Room Dimensions:

- Hall
- Lounge/Diner: 20' 0" x 18' 11" (6.10m x 5.79m) max
- Kitchen: 9' 8" x 6' 11" (2.97m x 2.11m)
- Master Bedroom: 13' 11" x 11' 6" (4.25m x 3.51m) max
- Bedroom Two: 13' 2" x 8' 0" (4.02m x 2.46m) max
- Shower Room: 7' 9" x 7' 8" (2.37m x 2.35m) max



## Burcot Lane, Bromsgrove



Total Area  
Approx  
77.7 sq m  
836.4 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

EPC: C

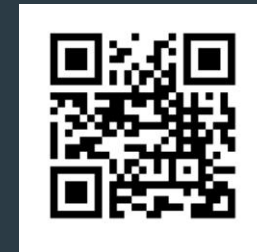
COUNCIL TAX BAND: C

TENURE: Leasehold

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For more information on this house or to  
arrange a viewing please call the  
Bromsgrove office on:

01527 872 479

.....  
Alternatively, you can scan below to view all  
of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

.....  
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