



**Brook Court**

BROMSGROVE

**£170,000**



## 2 Bedroom Two Bedroom Retirement Apartment

### Features.

- TWO BEDROOMS
- GOOD-SIZED LOUNGE/DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- COMMUNAL GARDENS, LOUNGE, DINING ROOM AND GUEST ROOM
- RETIREMENT PROPERTY
- GATED OFF ROAD PARKING
- NO UPWARD CHAIN

### Description.

A particularly well presented two bedroom apartment, within the prestigious development, Brook Court, built by Bovis Homes, very near to Bromsgrove town centre. The apartment is offered with no upward chain, a good-sized lounge/diner, kitchen with integrated appliances, modern 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 washer/dryer, fridge freezer, 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' 9" x 11' 3" (6.34m x 3.43m)

Kitchen: 10' 6" x 6' 10" (3.22m x 2.10m)

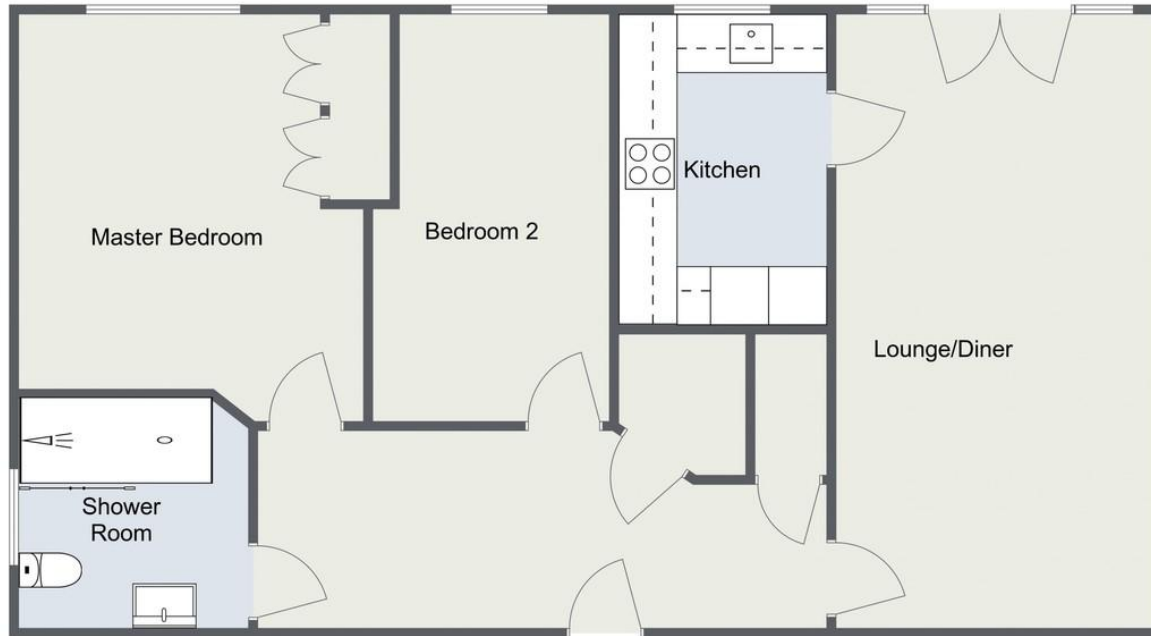
Master Bedroom: 11' 10" x 13' 3" (3.62m x 4.04m) max

Bedroom Two: 7' 11" x 13' 3" (2.43m x 4.04m) max

Shower Room: 7' 8" x 7' 9" (2.36m x 2.38m) max



## Brook Court, Burcot Lane



Total Area Approx:  
74.7 sq metres (804 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: B

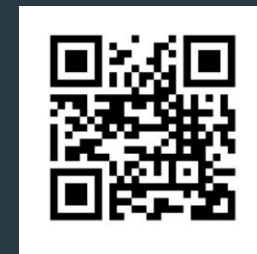
COUNCIL TAX BAND: D

TENURE: Freehold

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

01527 872 479

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



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