



## 11 PROSPECT VIEW, REDDITCH, B97 4BE

**ASKING PRICE £130,000**

A NEATLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SET IN THIS POPULAR GATED DEVELOPMENT!

On offer with no onward chain, this neat two bedroom ground floor apartment is conveniently located for easy access to local train & bus links, as well as easy access to the town center. This spacious property offers; a very generous open plan living room/kitchen diner, main bedroom with en-suite shower room, second bedroom, bathroom, communal gardens and an allocated parking space, plus some visitors parking facility. Viewing is advised.

EPC -C.

Council Tax Band - B.

Tenure - Leasehold - 103 years remaining

Ground Rent - TBC

Service Charge - TBC

(The above leasehold information is all subject to solicitor confirmation)

## Approach



Within the car park there is an allocated space marked '11', plus some visitors spaces too. Pathway and entrance to the rear of the block with inner door to apartment 11 on the ground floor.

## Entrance Hall

With intercom access, door to storage cupboard, doors lead off to;

## Open Plan Living room/Kitchen diner

31'8" max x 8'10"/9'6" (9.66m max x 2.71m/2.92m)  
This room incorporates a sloping wall, with the far end in the living room measuring 2.71m max, and the far end by the far kitchen wall measuring 2.92m max .

## Bedroom One

17'1" m max x 10'7" m (5.22 m max x 3.24 m )



With door into ensuite

## En-suite

6'9" m max x 4'8" m max (2.08 m max x 1.43 m max )



With shower enclosure, basin and WC

## Bedroom Two

9'10" m max x 7'0" m max (3.00 m max x 2.15 m max )



## Vizards Estate Agents Ltd

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## Bathroom

9'10" m max x 6'7" m max (3.00 m max x 2.01 m max )



Basin, WC and Bath

## Parking



One allocated parking space

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GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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 illustrative 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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