



## 00 Austin Road, Bromsgrove, B60 3PB Offers in excess of £95,000

**\*\* ATTENTION INVESTORS \*\***

Located in the pleasant village of Charford which is south of the town of Bromsgrove, lies this spacious 3 bedroom apartment. The area is well served with access to the M5 for those looking to commute into Birmingham or South towards Worcester along with the railway station. There are plenty of shops in the town centre along with super market, schools and leisure facilities.

The apartment which is located on an upper floor currently rents out at £800pcm with a current yield of approximately 8% and in our opinion a sound investment. The accommodation on offer briefly consists: Communal entrance with stairs to the top floor, entrance hall, doors to the lounge/diner, three bedrooms, kitchen fitted with base and wall units along with bathroom. Communal parking to the rear of the building is available along with lawned area surrounded by lawn.



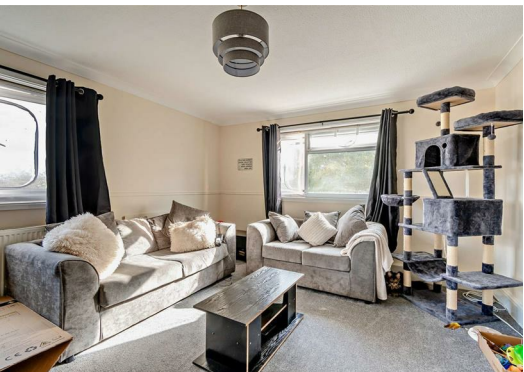
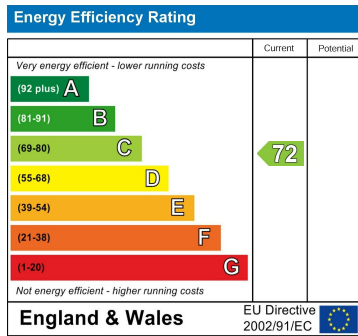
**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, 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 contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

100 years remaining on the lease  
 Ground rent: £10 per annum  
 Maintenance charge: £908 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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