



Flat 40, Brook Court Burcot Lane, Bromsgrove
Bromsgrove

Offers Over **£150,000**



This neatly presented second-floor two-bedroom retirement apartment is located within the prestigious Brook Court development by Bovis Homes, situated in Bromsgrove. Designed for modern retirement living, the apartment offers a spacious and comfortable environment, complete with a modern kitchen, bathroom, separate WC, and a lounge with a Juliette-style balcony. The property is also equipped with emergency pull cords throughout, providing added peace of mind. Brook Court itself is a highly sought-after development featuring secure entry, a communal hall, a house manager on-site, and a range of communal facilities, including a lounge and dining room, well-maintained gardens, and car parking. Upon entering, the welcoming hallway offers ample storage cupboard space and leads to several thoughtfully designed rooms. The bright and inviting lounge features a remote-controlled electric fire and French doors that open onto the Juliette-style balcony, providing a lovely spot to relax and enjoy the surroundings. Adjacent to the lounge is the modern kitchen, equipped with under-cupboard lighting, a Miele washer/dryer, Neff oven with a fold-away door, a warming drawer, an induction hob, and a fridge/freezer, all offering a sleek and functional space for cooking and entertaining.

The spacious master bedroom is complete with fitted built-in wardrobes, offering plenty of storage. Bedroom two is another well-sized room, also featuring a fitted wardrobe for added convenience. At the end of the hallway is the stunning bathroom, which includes electric underfloor heating, an upgraded water pressure system, a bath, and a walk-in shower enclosure, along with a WC and vanity basin, creating a luxurious and practical space. For additional convenience, there is a separate WC, ideal for guests or family use.

Brook Court offers a variety of excellent on-site amenities, including a communal garden, a comfortable lounge and dining room, and a guest room for visiting friends and family. A range of clubs and activities are regularly organized, providing residents with plenty of opportunities to socialize and engage with the community. Gated parking is available for added convenience and security, ensuring peace of mind for residents and visitors alike.

Agent Note:

Service charge - £750.00 (approx.) p/month.

Ground Rent - £449.10 p/year.

Room Dimensions:

Hall

Lounge/Diner - 20' 10" x 11' 9" (6.36m x 3.59m) max

Kitchen - 7' 1" x 10' 6" (2.18m x 3.22m)

Master Bedroom - 13' 2" x 10' 9" (4.03m x 3.29m) max

Bedroom Two - 13' 3" x 8' 2" (4.05m x 2.50m) max

WC - 3' 9" x 7' 5" (1.16m x 2.27m) max

Bathroom - 8' 0" x 10' 9" (2.46m x 3.29m)



Brook Court, Bromsgrove

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Total Area
Approx
85.2 sq m
917.1 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.



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