

## 34 Whittingham Court

Tower Hill, Droitwich Spa, Worcestershire, WR9 8AF



**PRICE: Offers in the Region Of £105,000**      **Lease: 125 years from 2005**

### A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM BEING RE-DECORATED THROUGHOUT

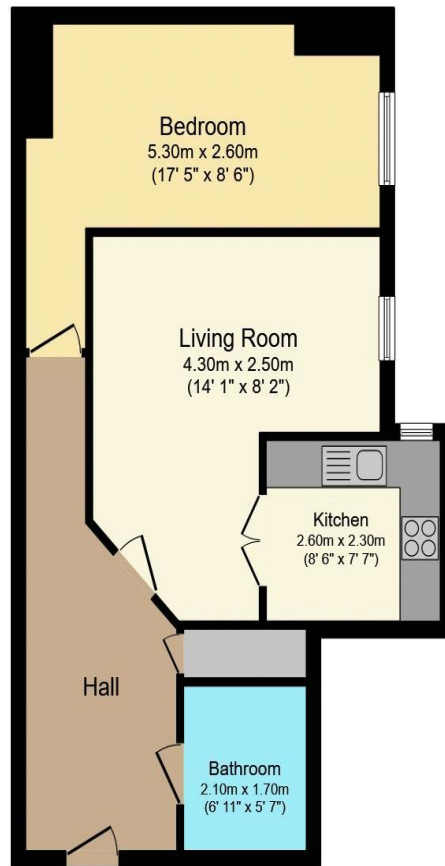
Whittingham Court was built by McCarthy & Stone Developments Ltd and completed in 2006. It is situated in the historic town centre of Droitwich Spa. Droitwich offers a mixture of old retail traditions and new shopping outlets and it also has a good selection of supermarkets. The park across the road has a Lido open during summer months, cafe open all year round, bandstand with brass bands playing through the summer and a bowling green. Vines Park is within walking distance and has barge trips along the canal and several events throughout the year. Three local GP surgeries. Train station is approximately 15 minute walk away with direct routes to Birmingham City Centre. The development consists of thoughtfully laid out one and two bedroom retirement apartments each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Subletting is not permitted.

- Residents' lounge and communal gardens
- Mobility scooter room to park and charge (Limited spaces)
- Lifts to all floors
- Laundry room and Guest Suite
- Minimum Age 60
- Resident Development Manager
- 24 hour emergency Appello call system
- Security door entry system/CCTV entry system
- Lease 125 years from 2005



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 54.6 sq.m. (588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/24**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£3,453.84**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.