



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 58, Crookbarrow View, 3 Gotland Road, Worcester. WR5 2GN

Shared Ownership £35,000

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An opportunity to acquire a 25% share (with option to staircase to full 75%) in a spacious one bedroom 3rd floor Apartment, forming part of the Crookbarrow View development, available for those over the age of 65 (or 55 with a care need).

Accommodation briefly comprises: Entrance Hall, spacious open-plan Lounge/Dining Room/Kitchen, double Bedroom and Jack-and-Jill Shower Room.

LOCATION:

The property forms part of the popular Crookbarrow View development, offering a wide range of facilities to include Communal Lounge, Cafe/Bistro, Hair Salon, Laundry, residents communal gardens, lifts, assisted bathing suite, buggy store and car park.

The complex benefits from access to on-site care and is fully accessible.

The development is located to the East of Worcester city, providing easy access back to the city centre and transport links via Junction 7 of the M5 motorway and Worcestershire Parkway Railway Station.

Ongoing charges:-

Shared ownership rent £426.31 per month

Service Charge:- £330.84 per month or £247.51 per month (buyer has option to pay the sinking fund within the service charge or defer it to point of re-sale)

Support Charge:- £18.48 per month

24/7 support charge:- £26.20 per week

Ground rent: One peppercorn.

Lounge/Kitchen/Dining Room: - 7.39m x 4.52m (24'3" x 14'10")

Bedroom: - 3.89m x 3.58m (12'9" x 11'9")



Second Floor
Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 25% Share
- 1 Double Bedroom
- Communal facilities
- NO ONWARD CHAIN
- 2nd Floor Apartment
- Open-plan living accommodation
- Available to those over the age of 65
- Council Tax Band: A

