



**Wellington Court  
Sutton Road  
Kidderminster  
Worcestershire  
DY11 6QP**

**Offers in Excess of £104,000**

**bettermove**

# Sutton Road Kidderminster

Bettermove are proud to present this 1 bedroom first floor flat in the sought after area of Kidderminster. Rental incomes can be expected at around £700 per month.

The property benefits from double glazing, electric storage heating throughout and has off street parking available via the single garage and communal parking. The council tax band is A.

This is a leasehold property with 113 years remaining on the lease; there is no ground rent and the service charge is £75 per month.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen, one double bedroom and the bathroom situated on the first floor of the building. The exterior boasts well maintained communal gardens.

This property features a new heating system, electrics, windows and new kitchen.

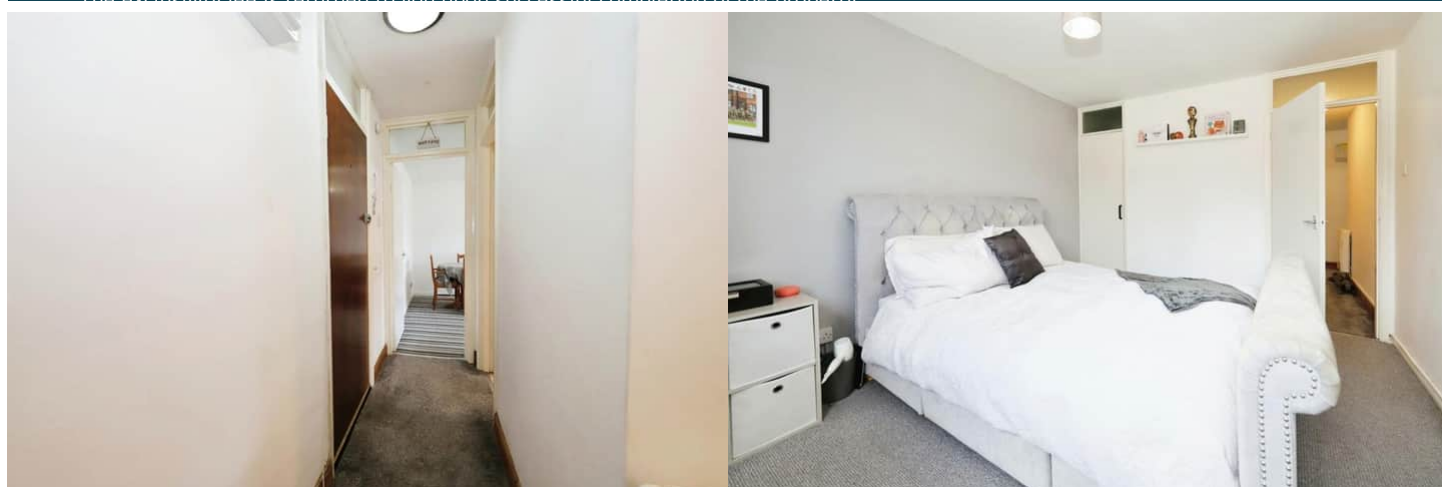
Located in the popular town of Kidderminster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kidderminster Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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