



62 Homenash House St. Georges Lane North, WR1 1RG
Guide price £75,000



**** RETIREMENT APARTMENT FOR SALE **** Philip Laney & Jolly Worcester offer to the market a much improved RETIREMENT APARTMENT situated in a most sought after location close to local amenities designed for the active retired aged 60 years and over. Accessed via lift or stairs the exceptionally well presented accommodation provides entrance hall, sitting room with pleasant outlook to the front aspect, modern kitchen, bedroom also enjoying a front aspect outlook and a modern fitted wet room. The development offers communal gardens, parking facilities, laundry room and a communal lounge. There is a Warden on site several days a week.

The property has recently been redecorated throughout plus benefits from newly fitted carpets and an extended lease to 150 years. AN EARLY INSPECTION IS ESSENTIAL.

OUR VENDORS ARE ALSO OFFERING THE PROPERTY FOR SALE WITH THE SERVICE CHARGES PAID BY THEM UP TO SEPTEMBER 2024 WHEN IT HAS BEEN PROPOSED BY THE MANAGEMENT COMPANY THE CURRENT FEES WILL SUBSTANTIALLY REDUCE IN THE FOLLOWING YEAR. SEE LEASE SCHEDULE FOR FURTHER DETAILS.

EPC Grade D. Council Tax Grade B. Leasehold. Call PLJ Worcester to view. RENTAL POTENTIAL IN THE REGION OF £700 PCM.

Communal Entrance

Communal entrance door leading to the communal hall and lounge which leads to the halls, stairs and lift and also to the Laundry Room.

Entrance

From the third floor landing door opens to:

Entrance Hall

Doors to all of the rooms with newly fitted carpet, storage cupboard, intercom system and ceiling light point.

Living Room

Double glazed window to the front aspect allowing natural light to the room, stone effect hearth with electric fire inset, night storage heater, two wall lights and fitted with new carpets. Arch to:

Kitchen

Range of modern wall and base units with worksurfaces over, round stainless steel sink and drainer, fitted Zanussi hob, Electrolux built in microwave, free standing counter grill will be included plus a free standing fridge freezer and tiled walls.

Bedroom One

Double glazed window to the front aspect, built in wardrobes, night storage heater, wall light and emergency pull cord.

Shower/Wet Room

Modern suite including walk in shower area, basin inset to a vanity unit, WC, fully tiled walls and pull cord.





Communal Areas

Communal Lounge, Laundry Room, Stairs and Lift. Communal Gardens and Parking Area.

Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

Extended Lease Term To 150 Years

Current Ground Rent - £439.90 per annum

Current Maintenance Charge - £1886.29 per 6 months = total per annum of £3772.58

PLEASE NOTE:

It has been proposed that next years maintenance fees will reduce to the following:

2024/5 yearly maintenance costs from September 2024 :-

£2778.58 which is £1389.29 per 6 months.

Official confirmation to be provided.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Services

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

For an indication of possible mortgage products please complete the following link;

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Parking

Parking for the property is via the communal residents parking area. There are no allocated parking spaces.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

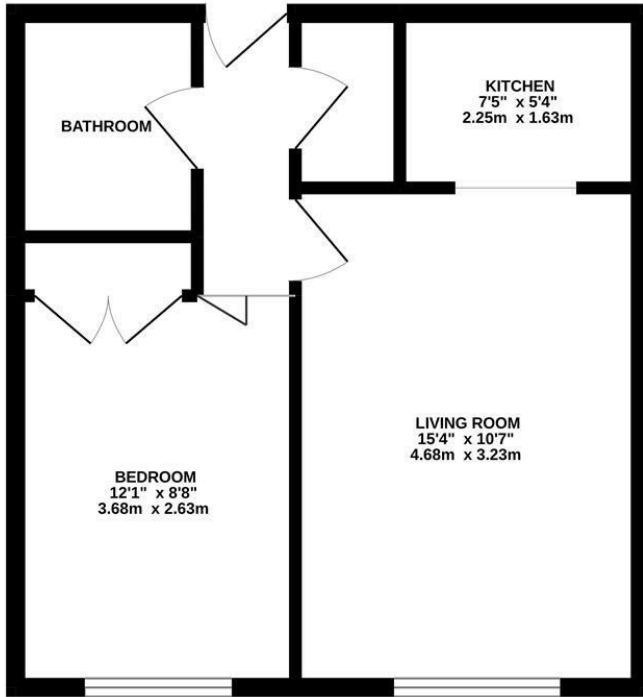
Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

