



12, Whiston Court White Ladies Close, Worcester, WR1 1QA  
Guide price £170,000



**\*\* CONTEMPORARY RETIREMENT APARTMENT WITH WARDON/CARE ON-SITE 24/7 AND FRESHLY COOKED MAIN MEAL EVERY DAY PREPARED ON SITE\*\***

Philip Laney & Jolly Worcester are delighted to offer a wonderfully appointed one bedroom first floor apartment situated in the unique Whiston Court complex. Whiston Court is a prestigious development of purpose built retirement homes in White Ladies Close within easy access to the centre of Worcester. A perfect opportunity to benefit from a non charitable organisation dedicated to providing homes for the over 55's in a caring community that can also accommodate extra care services which residents can arrange as and when required. For further information click the following link: <https://bit.ly/363h946>

The apartment is exceptionally well presented and comprises spacious entrance hall, light and inviting living diner overlooking the well-maintained garden. The open plan kitchen comprises hob, oven and extractor, integrated fridge freezer, washing machine and dishwasher. The main bedroom enjoys access to the en-suite shower room that comprises walk in shower, pedestal wash hand basin and WC. Call today for your exclusive tour of this wonderful development and experience all of the benefits that Whiston Court has to offer. EPC Grade B UTILITY BILLS INCLUDED IN THE MONTHLY LIVING COSTS Council Tax Band C. Call PLJ Worcester to view.

**Summary Of Facilities**

Main meals, one hour cleaning a week and utility bills included in the monthly living costs.(additional cleaning is available at a reasonable charge)

Guest suite for visitors at a reasonable charge.

Residents lounge and dining room.

Large bathroom available for use by the residents including a hoist-assisted bath.

Maintenance free garden and activity room.

Community Manager on site, 24 Hour support and CCTV security entrance system

Health and beauty suite

On site activities and daily coffee morning.

**Communal Entrance Hall**

Mobility store room, post boxes and doors leading to the lift access and communal areas.

**Residents Lounge**

Spacious area with ample soft seating and inviting fireplace. Doors open to the communal garden.

**Residents Dining Room**

Light and airy room for residents to enjoy a two course homemade meal every day (included within the service charge).

**Hairdressing Room**

Hair and beauty room available to all residents.

**Games/Meeting Room**

Wide selection of board games, puzzles and piano. Both the meeting room and the games room can be used subject to permission for private functions.

**First Floor Landing**

Accessed via the communal lift or stairs leading to the private entrance hall.

**Kitchen**

Open plan to living dining area creating light and spacious accommodation. Fitted with matching wall and base units with a range of integrated appliances including hob, oven, fridge freezer, washing machine and slimline dishwasher. Chrome hood over, stainless steel sink and drainer and worksurfaces over, complemented with quality laminate flooring.

**Living/Dining Room**

Juliet balcony opening and enjoying a pleasant aspect overlooking the delightful well-maintained garden. Radiator, tv point, ceiling light fitted with carpets.





#### Bedroom

Double glazed window, radiator and ceiling light point. Door to the shower room.

#### Shower Room

Accessed from the bedroom and fitted with a suite comprising walk in shower, with tiled wall low level wc and wash hand basin, light with shaver/ toothbrush plug and mirrored wall cabinet.

#### Communal Gardens

Landscaped and private walled garden which is laid to lawn with patio seating areas.

#### Residents Parking

On site residents parking (available at an additional cost and subject to availability at the time of purchase).

#### Tenure leasehold

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

125 Year Lease from 2016

Annual Single Occupancy Service Charge £10,632

Annual Ground Rent £250

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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).

#### 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.

#### 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.

#### 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 there is residential parking spaces available to be agreed and allocated via the managing agent.

#### Broadband

We understand currently Ultrafast Full Fibre Broadband 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>

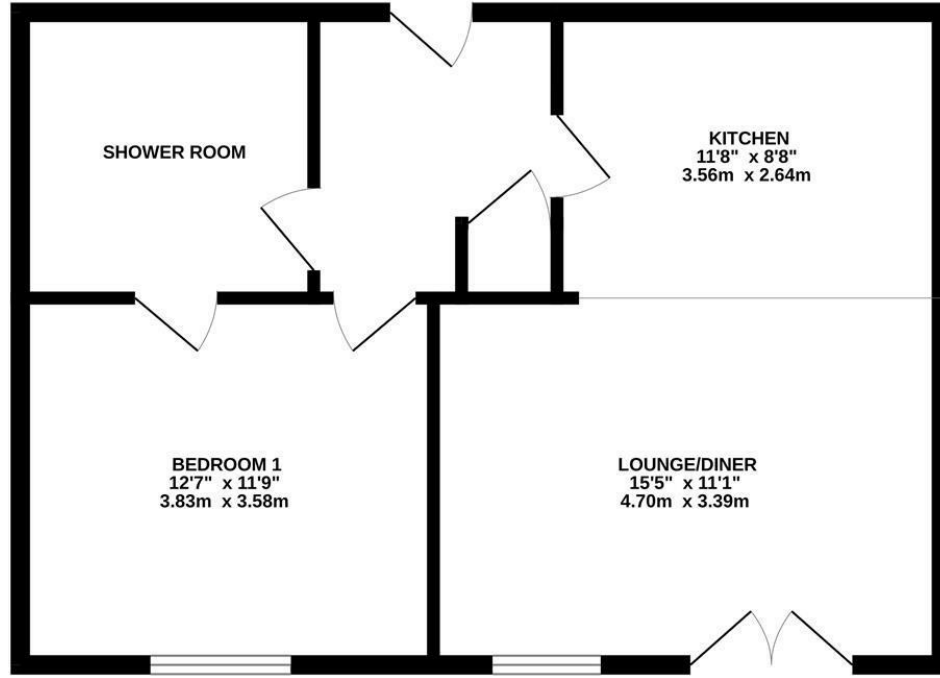
#### Mobile Coverage

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

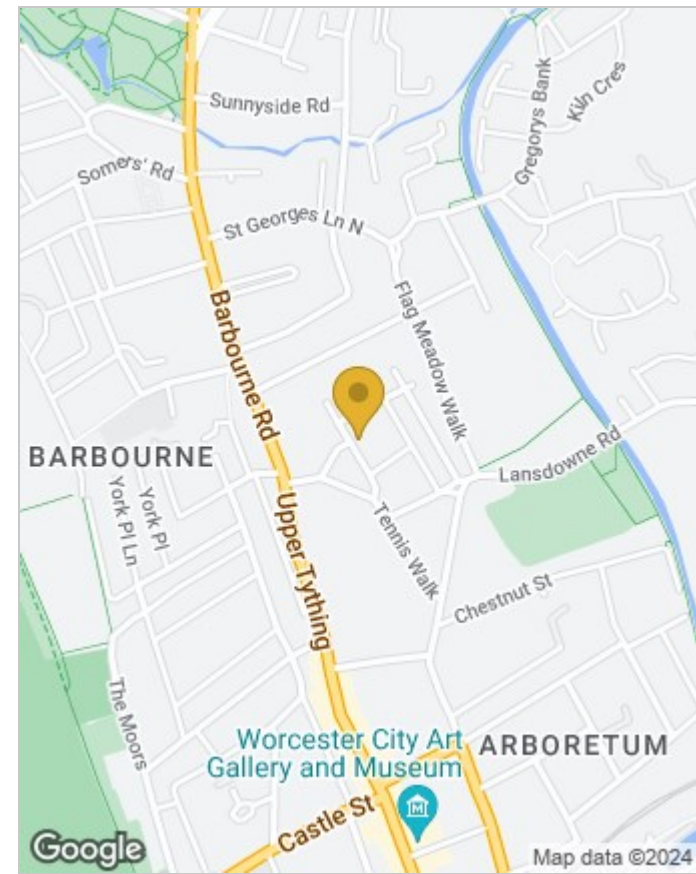
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



# FIRST 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.