



28 Bradley Court Crossley Road, Worcester, WR5 3GH
£300,000



**** SALE AGREED. SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney and Jolly Worcester are delighted to offer a wonderfully presented and appointed **GROUND FLOOR** apartment with a superb outlook over to the River Severn, Malvern Hills and the developments shared gardens with a spacious balcony providing outdoor space.

This larger than average **TWO DOUBLE** bedroom apartment is light and airy throughout and is accessed through a secure communal entrance, whilst also benefiting from a gated secure parking space.

The property is situated in the ever popular area of Diglis basin and is convenient to the City centre. The accommodation provides entrance hall with access to a useful storage cupboard and finished with Karndean flooring. The impressive and spacious living dining room is complemented with sliding doors with full length windows opening to a generous balcony area plus a Juliette balcony enjoying the front aspect view. The modern fitted kitchen boasts a range of integrated appliances including double oven, hob, fridge/freezer, dishwasher and washing machine.

There are two double bedrooms both benefitting from double doors opening to Juliette balconies overlooking towards the river Severn and Malvern hills. The main bedroom also benefits from a quality and contemporary en-suite shower room and built in wardrobes. The main bathroom is fitted with a contemporary suite comprising double shower cubicle, pedestal wash hand basin and low level WC.

The property is also offered with **NO ONWARD CHAIN** and benefits further from gas central heating, double glazing and an internal viewing is highly recommended. **VIEWING ESSENTIAL. EPC GRADE B COUNCIL TAX BAND D Leasehold.**

Entrance Hall

Spot lights from ceiling. Radiator. Walk in storage cupboard. Doors off to:

Living/Dining Room

Multiple double glazed sliding doors going out on to the balcony. Double glazed doors opening to Juliette balcony with views over to the river Severn and Malvern Hills. Karndean and carpet flooring throughout. Two Radiators. Spot lights from ceiling.

Kitchen

Modern wall and base units with work surface atop. Integrated double oven & hob with extractor over, fridge, freezer, dishwasher and washing machine. One and a half bowl ceramic sink and drainer with mixer tap. Spot lights from ceiling. Tiled splash backs.

Bedroom One

Double glazed doors opening onto Juliette balcony looking over to the river Severn. Fitted wardrobes. Radiator. Ceiling light point.





En-Suite

Contemporary suite comprising shower cubicle with mains fed shower. wash hand basin atop vanity unit also with inset low level wc. Large mirror. Tiled floor and splash backs. Heated towel rail. Extractor fan. Spot lights from ceiling.

Bedroom Two

Double glazed doors opening onto Juliette balcony looking over to the river Severn. Storage cupboard housing Worcester Bosch combination boiler. Radiator. Ceiling light point.

Bathroom

Contemporary suite comprising double shower cubicle with mains fed shower, pedestal wash hand basin and low level wc. Mirror. Tiled floor and splash backs. Heated towel rail.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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).

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.

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.

Services

Mains electricity, gas, 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.

Tenure leasehold

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

125 year lease from 01/01/2009

111 years remaining

Ground Rent - £200

Service Charge - £2,192 - £1,096 payable every 6 months.

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.

Parking

Parking for the property is via the allocated parking space in the secure car park

Broadband

We understand currently Superfast Fibre Broadband (also known as fibre to the cabinet) 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>

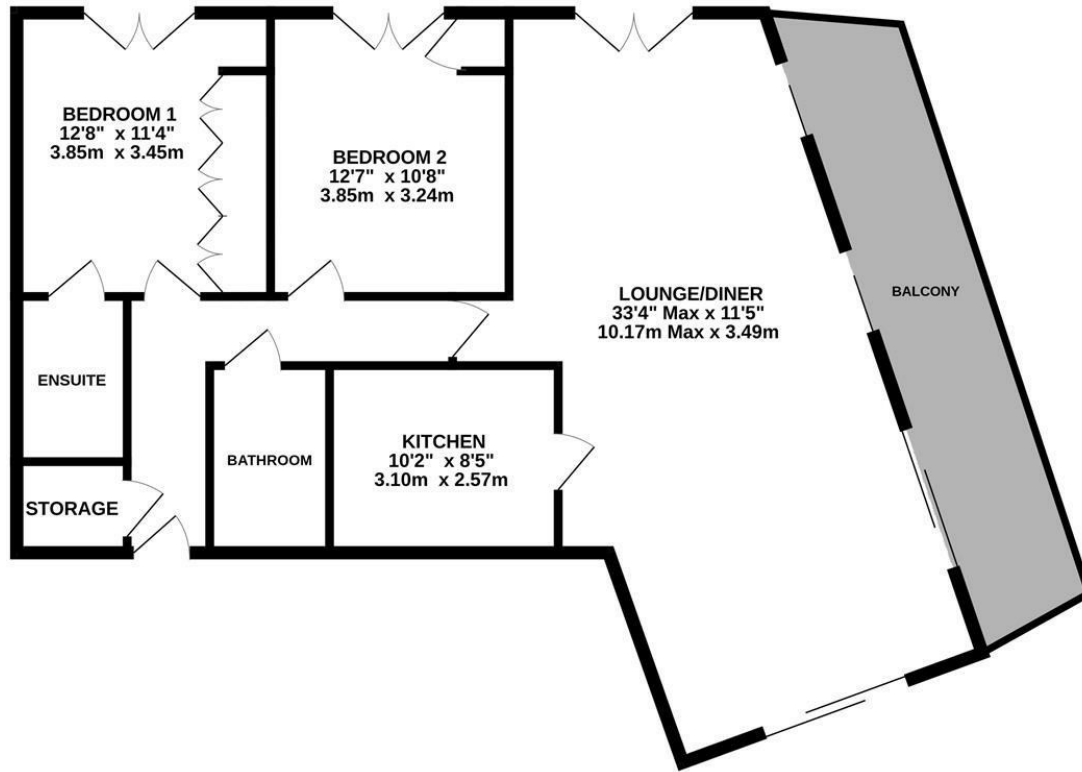
Mobile Coverage

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

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



GROUND 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			
(81-91) B		81	81
(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.