



20 Hamble Close, Worcester, WR5 1NF

Offers over £100,000



Philip Laney & Jolly offer to the market an ideal first time buy or investment purchase. (Rent achieved £550 pcm ex)  
A well presented ONE bedroom ground floor maisonette that benefits from convenient access to the City and local amenities. The property comprises of living room, fitted kitchen, double bedroom and bathroom. Other benefits include a private entrance, UPVC double glazing, electric heating, unallocated communal parking plus on road parking, a low maintenance fore garden plus communal gardens.

The property is offered with NO ONWARD CHAIN.  
EPC Grade D. Council Tax Band A. Leasehold.





## Entrance Hall

UPVC double glazed door with obscure glass panel opening into entrance lobby with archway into:

## Living Room

UPVC double glazed window to front aspect. TV aerial point and telephone point. Archway to Kitchen and doorway to bathroom and bedroom.

## Kitchen

UPVC double glazed window to front aspect. Fitted kitchen with a range of base and wall cupboards and roll-top worktops. Stainless steel sink and drainer. Double electric oven and electric hob with extractor over. Space for fridge-freezer, washing machine and dryer.

## Bedroom

Two UPVC double glazed windows to rear aspect looking out to communal garden. Built in double wardrobe.

## Bathroom

Obscure UPVC double glazed window to rear aspect. Bath with shower over, low flush WC, and pedestal hand wash basin. Airing cupboard housing hot water cylinder. Wall mounted electric heater and extractor.

## Outside

Small gravelled foregarden with storage cupboard housing electrics. Communal gardens to the rear of the property and unallocated parking area, plus access path to nature reserve.

## Tenure leasehold

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

Service charge with ground rent included £94.26 per month

## Lease Start Date

05 Sep 2023

## Lease End Date

24 Jun 2172

## Lease Term

189 years from 24 June 1983

## Lease Term Remaining

147 years

## 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.

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.

## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## 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.

## 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.

If you require any mortgage assistance - please use the 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.

## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A

Worcester Council

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

<https://www.tax.service.gov.uk/check-council-tax-band/property/50164238>

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

## Parking

Parking for the property is communal residents parking, no allocated parking space.

## 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>

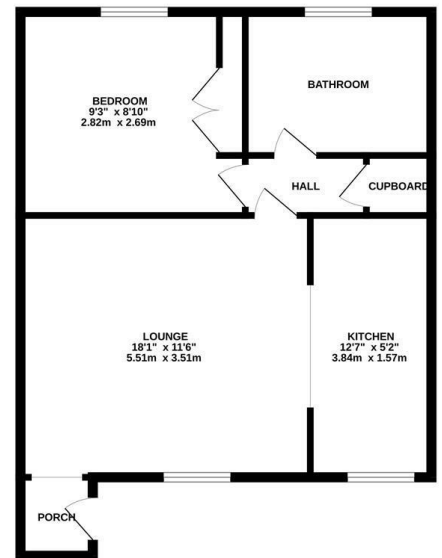
## Mobile Coverage

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

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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The vendor, agent and appointor accept no responsibility and no guarantee as to their accuracy or efficiency can be given. [www.eur-empire.com](http://www.eur-empire.com)

Energy Efficiency Rating		Current	Best
Net energy performance (lower is better)			
A	B	63	79
C	D		
E	F		
G			
Net energy efficient (higher is better)			
England & Wales			
EU Directive 2002/91/EC			