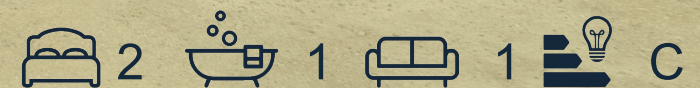




Flat 8 Athelstan House , Worcester, WR5 2AG
Guide price £149,950



Philip Laney & Jolly Worcester offer to the market a unique two-bedroom DUPLEX apartment that combines modern living and located within a highly desirable neighbourhood. An ideal purchase for first time buyers or investors with rental income in the region of £650pcm.

This duplex apartment boasts a well-designed layout, offering spacious and comfortable living space and separate kitchen. The property features two bedrooms, providing flexibility for residents or potential tenants. The duplex layout adds a touch of uniqueness, providing a distinct separation between living and private areas.

One of the standout features of this property is the included garage, providing secure parking and additional storage space – a valuable asset in any urban setting. The property benefits further from double glazing and gas central heating.

EPC: C Council Tax Band A Tenure - Leasehold

Communal Entrance

Communal door opens to the inner hall with stairs rising to the proeprty.

Entrance Hall

Door opens to the inner hall with access to the ground floor accommodation leading to the kitchen and living/dining area. Tiled floor and radiator.

Kitchen

Double glazed window to the side aspect, matching range of wall and base units, worksurfaces over, stainless steel sink and drainer, space and plumbing for washing machine, space for electric cooker, ceiling light point, radiator and built in storage cupboard.

Living/Dining Room

Double glazed window to the rear aspect enjoying a most pleasant elevated outlook. Stairs rise to the first floor. Radiator and double glazed window to the side aspect.

Landing

Doors to all first floor rooms and ceiling light point.

Bedroom One

Double glazed window to the rear aspect, radiator, ceiling light point and built in storage cupboard.

Bedroom Two

Double glazed window to the side aspect, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the rear aspect, panelled bath with Triton shower over, low level WC, pedestal wash hand basin, tiled walls, laminate flooring and radiator.

Garage

Up and over door





Tenure leasehold

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

Lease term 999 years, started 01/01/2009 and finishes 01/01/3008

Current service charge level is £110pcm.

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, 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.

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.

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 : A

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).

Agents Note

Please note this is available to investors only for the first three months of marketing.

Parking

Parking for the property is available at the development.

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

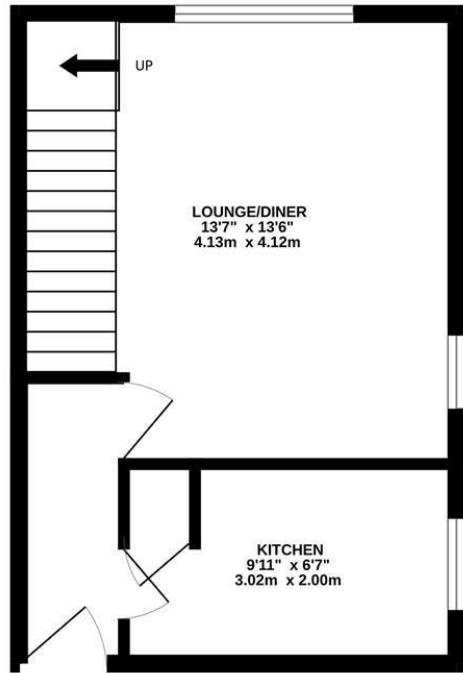
<https://www.openreach.com/fibre-checker>

Mobile Coverage

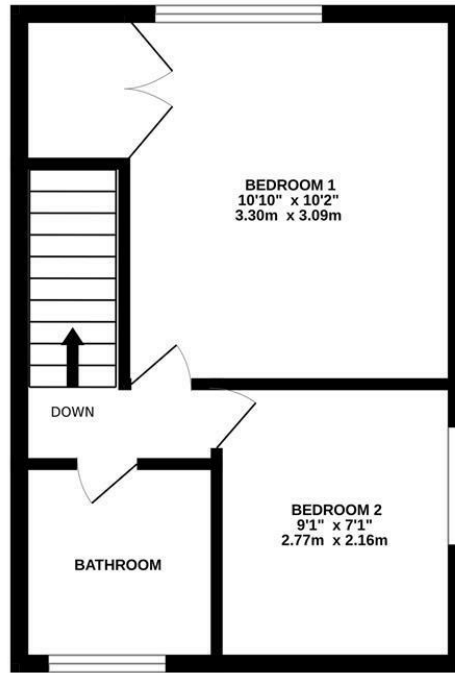
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

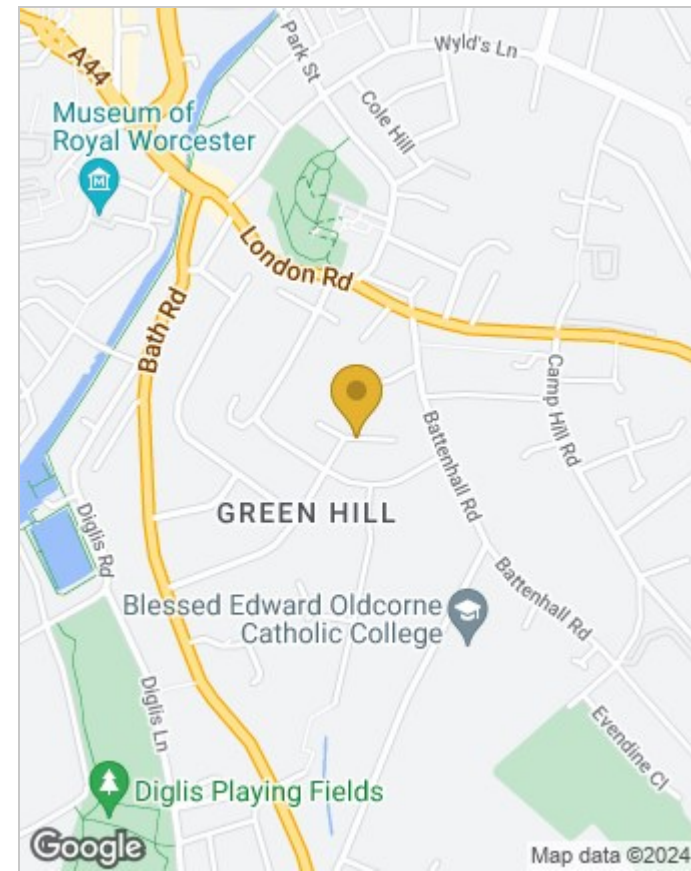
3RD FLOOR



4TH 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		
(05 plus) A		
(01-01) B		
(09-40) C	75	75
(05-40) D		
(20-55) E		
(21-50) 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.