



44 Pollard Court Basin Road, Worcester, WR5 3GB
Guide price £200,000



Philip Laney & Jolly are pleased to bring to the market this well presented and spacious first-floor apartment featuring TWO double bedrooms with an outlook looking back towards the Diglis Park.

Located in the Diglis waterside development, a popular sought after location providing easy access for riverside walks and to the City centre where there is an array of shops, bars, cafes and recreational facilities.

The accommodation comprises of entrance hall with a storage cupboard containing space and plumbing for a washing machine, an open-plan lounge/kitchen/diner looking back towards Diglis Park. Two double bedrooms and a bathroom with the main bedroom benefitting from an En-suite shower room.

The property benefits further from gas central heating, double glazing throughout and a secure allocated parking space. The property is also being offered for sale with NO ONWARD CHAIN. An early inspection is strongly advised. EPC Grade B. Council Tax Band B. Leasehold.

Entrance Hall

Entrance door. Storage cupboard with space and plumbing for washing machine. Radiator. Ceiling light point.

Living/Dining Room

Double glazed window. Double glazed Juliette balcony. Two ceiling light points. Two radiators.

Kitchen Area

Double glazed window. Wall and base units with work surface atop. Integrated fridge freezer, cooker and hob. Space and plumbing for dishwasher. Ceramic one and a half bowl sink and drainer with mixer tap. Radiator. Two ceiling light points.

Bedroom One

Double glazed Juliette balcony. Radiator. Ceiling light point.

En-Suite

Shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Heated towel rail. Spot lights. Extractor. Tiled splashbacks.

Bedroom Two

Double glazed window. Radiator. Ceiling light point.





Bathroom

Panelled bath with shower attachment. Pedestal wash hand basin. Low Level WC. Heated towel rail. Spot lights. Ceiling light point. Extractor fan. Tiled splash backs.

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).

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.

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.

We have been advised by our vendors there are 110 years left on the current lease. The ground rent is £247pa. There is an estate charge of £477pa and service charge of £2049pa. (Please note this service charge figure is from 2023 as they haven't been advised of the amount for 2024 as yet)

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.

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>

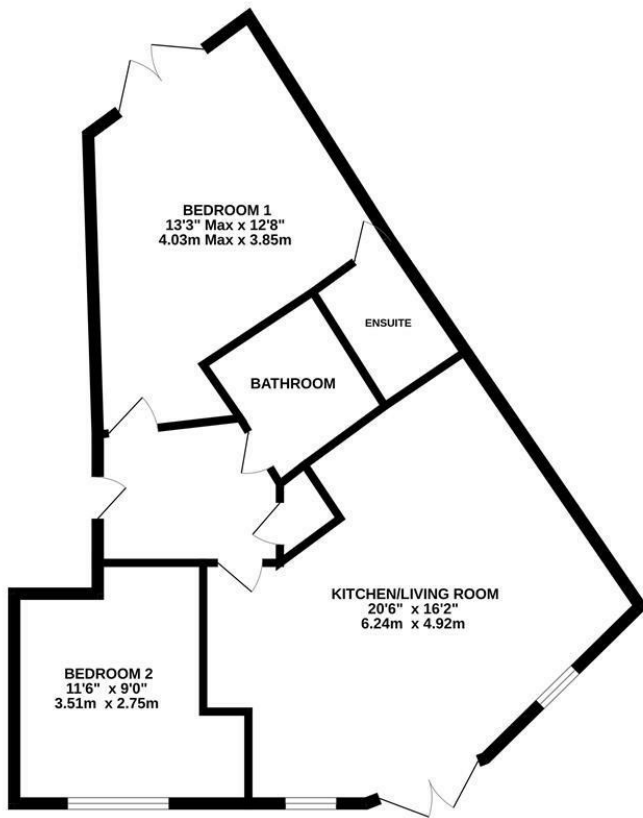
Mobile Coverage

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

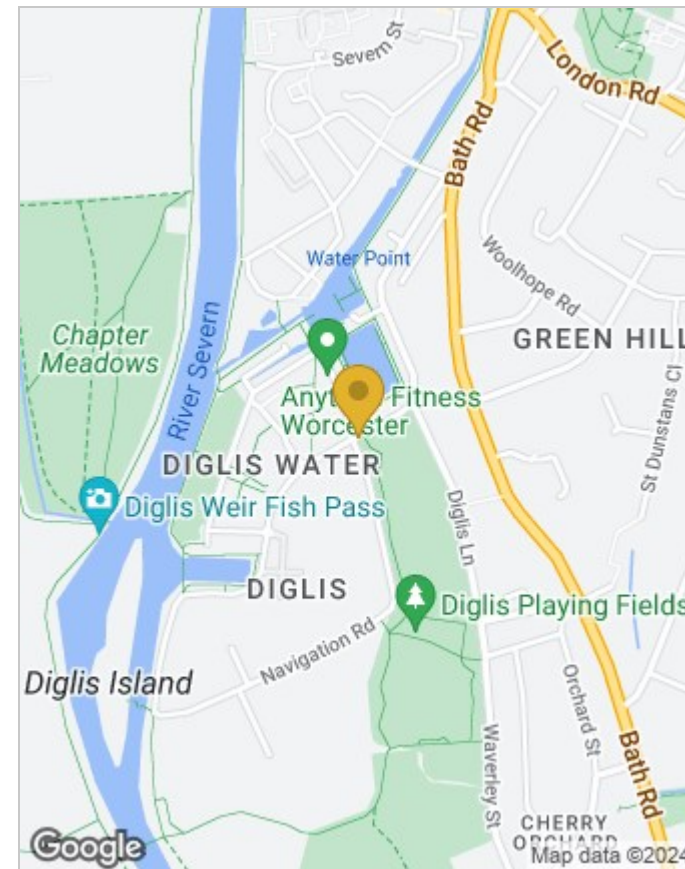
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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.
Made with Metropix C2024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (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.