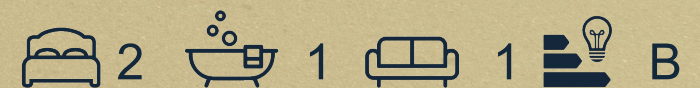




11 Weavers Court Checketts Lane, Worcester, WR3 7NX  
Guide price £169,995



Philip Laney & Jolly Worcester present to the market a well presented TWO BEDROOM apartment located on Checketts Lane in Worcester. Situated to the North of the city centre, this modern upper-floor apartment offers a delightful living space perfect for a first-time buyer or as an investment opportunity with a rental potential of £795pcm exc.

As you step inside, you are greeted by two spacious double bedrooms, providing ample space for relaxation or even a home office setup. The property boasts a well-maintained bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

One of the highlights of this apartment is the open-plan living, dining, and kitchen area. This layout not only creates a sense of space and light but also offers a versatile living space where you can entertain guests or simply unwind after a long day.

Furthermore, the property comes with allocated parking, providing ease and convenience for those with vehicles. The absence of an onward chain makes this apartment an even more attractive prospect for those looking to make a swift and hassle-free purchase.

Don't miss out on the opportunity to own this lovely apartment in a desirable location. Whether you are looking to take your first step onto the property ladder or seeking a promising investment, this property on Checketts Lane is ideal.

#### **Communal Entrance**

Intercom system provides access with stairs rising to the upper floor.

#### **Entrance Hallway**

Intercom system, radiator and ceiling light point.

#### **Living Room**

Open plan light and spacious area with double glazed window to the side aspect, laminate flooring, radiator, two ceiling light points and two radiators.





### **Kitchen**

Double glazed window, range of matching wall and base units with worksurfaces over, integrated fridge freezer, Diplomat dishwasher, Indesit washing machine, one and half sink and drainer, Gas Hob, built in oven and tiled splashbacks.

### **Bedroom One**

Double glazed window, ceiling light point, loft access, radiator and built in storage cupboard.

### **Bedroom Two**

Double glazed window, radiator and ceiling light point.

### **Outside Of Property**

Communal grounds and parking for two vehicles

### **Tenure leasehold**

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

Lease term 999 years with 980 years remaining.

Service charge including ground rent and buildings insurance is £105.78 payable on the 1st of every month

### **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.

### **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>

### **Broadband**

We understand currently Superfast Fibre Broadband 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>

### **COUNCIL TAX WORCESTER**

We understand the council tax band presently to be : B

Worcester Council

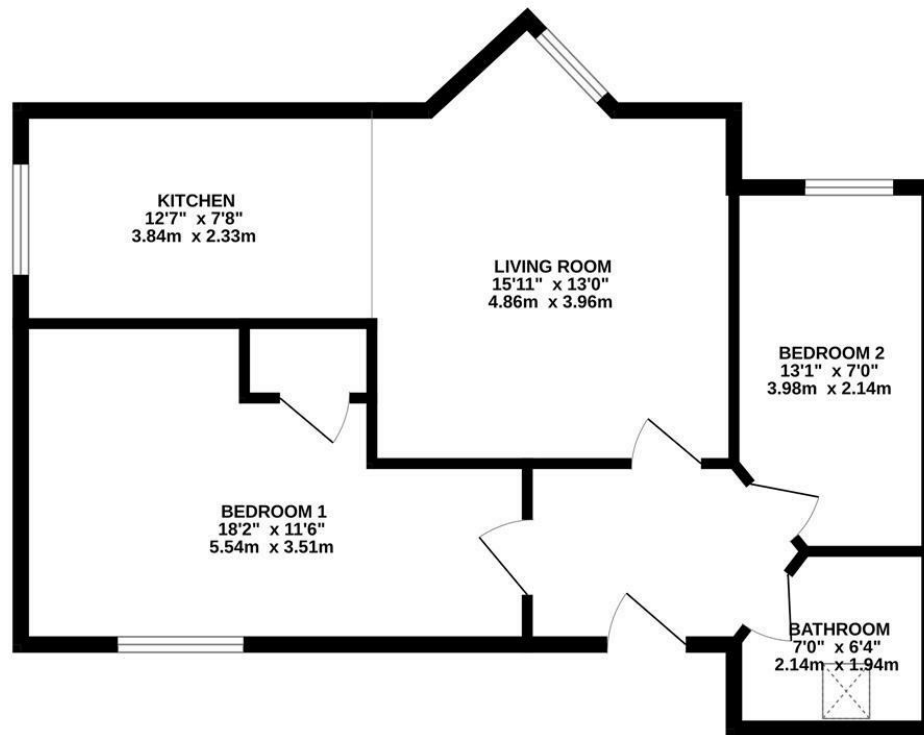
<https://www.worcester.gov.uk/council-tax>

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

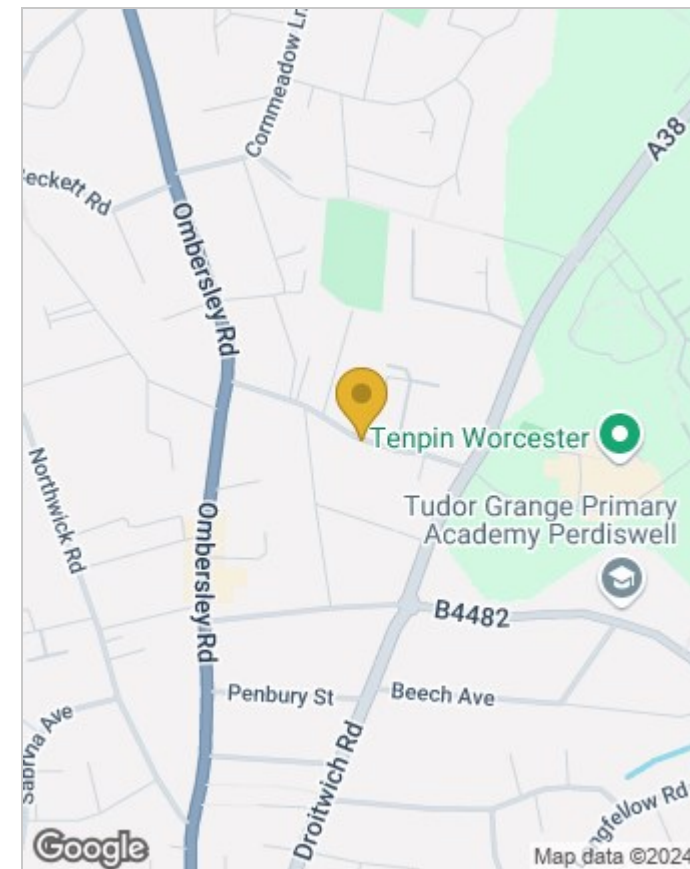
### **Parking**

Parking for the property is to the rear with two allocated parking spaces.

## SECOND 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		82	82
(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.