



8 Homenash House St. Georges Lane North, Worcester, WR1
1RG



Philip Laney & Jolly Worcester offer to the market a GROUND FLOOR Retirement Apartment nestled in the sought-after St. Georges Lane North, Worcester This charming retirement flat has been recently decorated and is ready to move into. Perfect for those looking to embrace a more relaxed lifestyle, this ground floor apartment offers a blend of comfort and convenience.

As you step into this property you are greeted by a welcoming entrance hall that leads you to a light and spacious sitting room with door opening to the front aspect. The accommodation comprises further a shower room with walk in shower, low level WC and basin inset to a vanity unit. The double bedroom benefits from built in wardrobes.

The development itself is a haven for those who appreciate community living, with a communal hall featuring a lounge and conservatory where you can socialise with fellow residents. Additionally, there is a convenient laundry room on the ground floor for your use.

With a warden on-site several days a week, you can have peace of mind knowing that help is close at hand when needed. The well-maintained communal gardens offer a serene outdoor space to enjoy a breath of fresh air, and the parking facilities provide ease and accessibility for residents and visitors alike.

Offered for sale with no onward chain, this retirement flat is a rare find that combines comfort, convenience, and community living. An early inspection is highly recommended to fully appreciate the charm and warmth this property has to offer.

Communal Entrance Hall

Communal entrance door leading to the communal hall and lounge which leads to the halls, stairs, lift and also to the Laundry Room.

Communal Areas

Communal Lounge, Laundry Room, Stairs and Lift. Communal Gardens and Parking Area.

Entrance Hall

Useful storage cupboard and intercom system.

Living Room

Light and spacious room with walk in box window to the front and door opening to the front garden area. Recently decorated, new carpets, electric fire inset to surround with stone hearth, night storage heater, two wall lights and electric emergency cord.





Kitchen

Range of wall and base units , Neff four ring hob and oven, stainless steel sink and drainer, tiled splashbacks, space for fridge freezer, vinyl flooring and ceiling strip light.

Bedroom

Double glazed window to the front aspect, two wall lights, built in wardrobe and night storage heater.

Shower Room

Fitted with suite comprising walk in shower, fully tiled walls, low level WC, basin inset to vanity unit and extractor.

Tenure leasehold

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

Current Lease is 125 years from 1st June 1987 - 88 years remaining

PLEASE NOTE THE CURRENT SERVICE CHARGE HAS BEEN CALCULATED FOR NEXT YEAR 2025 AS DETAILED BELOW WITH A REDUCTION OF 36%

Flat 8 is :

2024 (to 31/08/24) £5658

2025 (to 31/08/25) £4168

A saving of £1491 or 36%

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.

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 available in the parking to the front of the development and is not allocated.

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).

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 Ultrafast Full Fibre Broadband is available at this property.

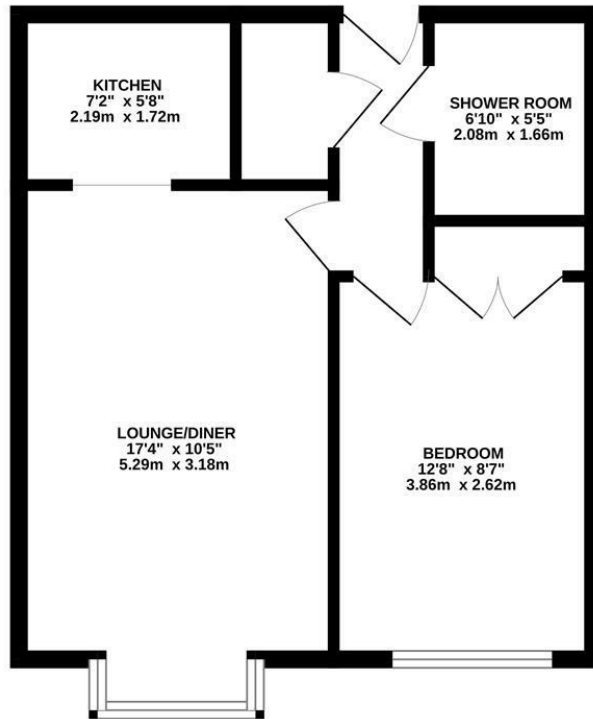
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

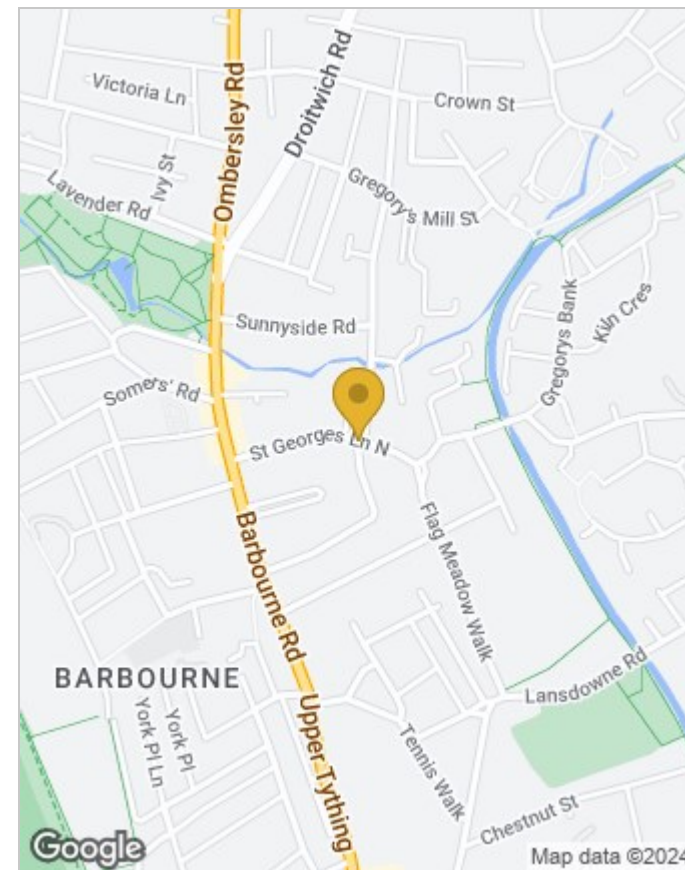
Agents Note

PLEASE NOTE THE MAIN SHOT USED DEPICTS A REAR SHOT OF THE DEVELOPMENT DUE TO SCAFFOLDING BEING USED AT THE FRONT CURRENTLY.

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			
02-10	A		
11-15	B		
16-20	C		
21-25	D		
26-30	E		
31-35	F		
36-50	G		
Not energy efficient - higher running costs			
England & Wales		77	80
		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.