



1 Charlemont Crookbarrow Road, Worcester, WR5 2PA
Guide price £325,000



Philip Laney & Jolly Worcester are delighted to present to the market 1 Charlemont (Mansion Flat) Nestled in the historic Norton Barracks development, this stunning three-bedroom ground floor garden apartment on Crookbarrow Road is an absolute must to view. The Grade II Listed property boasts not only a rich history but also modern amenities that cater to comfortable living.

As you step into the spacious entrance dining area, you are greeted by a sense of space and elegance that flows seamlessly into the spacious living room, perfect for relaxing or entertaining guests. The kitchen/breakfast room offers a charming space to prepare meals and opens to the rear aspect.

With three inviting bedrooms, there is ample room for a growing family or for those in need of a home office or guest room. The two bath/shower rooms provide convenience and privacy for all residents and visitors.

One of the standout features of this property is the private garden providing a beautifully landscaped rear garden adorned with a stunning display of flowers and shrubs. Imagine enjoying a morning coffee or hosting a summer barbecue in this picturesque setting.

Furthermore, there is an allocated private off-road parking space, bike store, communal garden areas plus the convenience of being within easy reach of Worcester City, motorway links, and the Worcestershire Parkway Railway Station adding to the appeal of this desirable location.

Entrance Reception Room/Dining Area

Glazed door opens to a most spacious and inviting reception room currently used as a dining area. Double glazed small sash window to the front aspect, laminate flooring, wall mounted electric heater and smoke alarm.

Kitchen

Double glazed sash window and door opening to the fabulous rear garden area. Range of matching white gloss wall and base units including Bosch dishwasher, fridge and freezer. Indesit oven and induction four ring hob with chrome hood over. One and a half sink and drainer, splashbacks and laminate flooring.

Living Room

Door to rear garden with secondary glazing, two double glazed sash windows with secondary glazing, two wall mounted electric heaters, dado rail, ceiling spot lights and laminate flooring.

Bedroom One

Spacious room with dressing area/study plus a fitted ensuite shower room. Double glazed window to the rear plus a small door opens to the garden. Two ceiling light points and electric heater. Steps up to

Ensuite

Suite comprising double width walk in shower cubicle with Mira shower, pedestal wash hand basin and low level WC. Wall mounted vanity units, two large mirrors, electric radiator and tiles floor.

Inner Hallway

Providing access to two further bedrooms there is a useful built in storage cupboard, ceiling spot lights and laminate flooring.

Bedroom Two

Double glazed sash window to the front aspect, ceiling light point and mirrored wardrobes.

Bedroom Three

Double glazed sash windows to the front aspect, mirrored wardrobes and ceiling spot lights.

Bathroom

Suite comprising panelled bath with Mira shower over, pedestal wash hand basin and low level WC. Electric radiator, tiled floor, vanity cupboard and extractor. Built in utility cupboard, space and plumbing for washing machine and tumble dryer, hot water tank, ceiling light point and shelving.





Rear Garden

A stand out feature of this wonderful property is the landscaped rear garden created and maintained by the current owners. There is a large private seating area a perfect area to enjoy the summer months and admire the well stocked borders. The area is enclosed by timber panel fencing, wall and hedging providing a secure and private area. Wooden shed ideal for storage and a outside tap.

Front Of Property

Allocated parking plus visitors parking spaces available. Communal garden areas and a communal secure storage bike area.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : D

Council Tax Band :

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

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

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

Tenure leasehold

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

Years remaining 159

Ground Rent: Nil

Service Management Fee: £1,296.60 payable every 6 months.

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, 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.

Broadband

We understand currently Gfast 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>

Parking

Parking for the property is allocated with one space plus visitors spaces available

Mobile Coverage

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

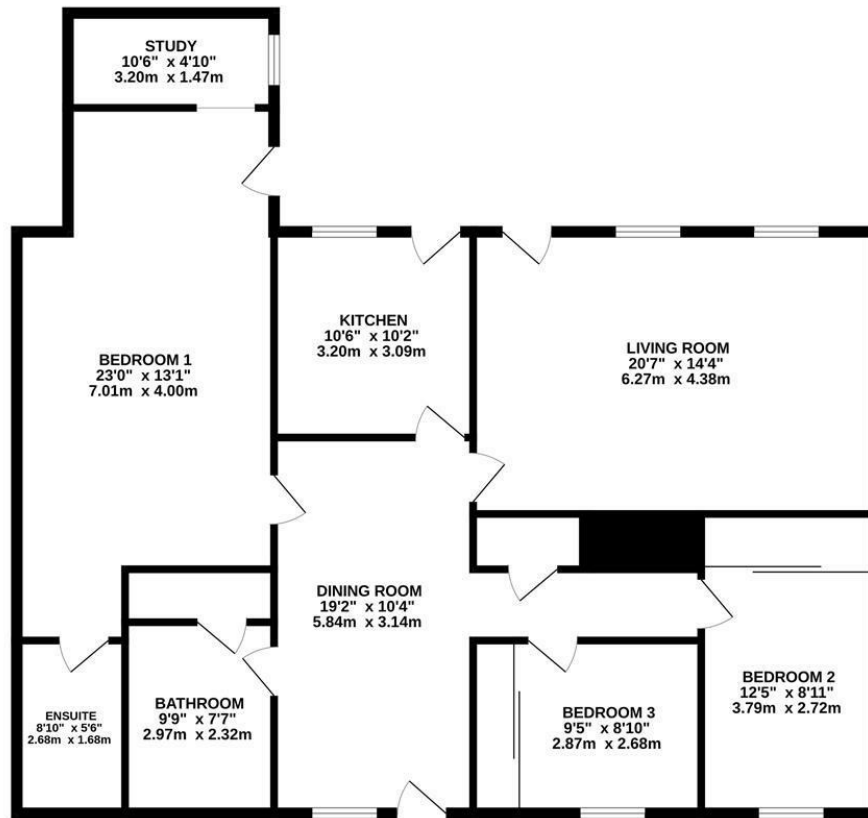
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Floor Plan

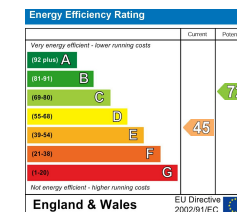
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.



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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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.