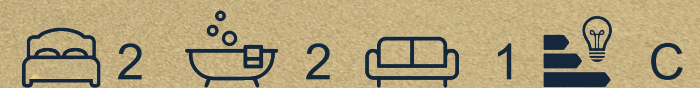




Flat 76 Harry Davis Court , Worcester, WR1 2AJ
Guide price £320,000



Philip Laney & Jolly welcome you to this stunning apartment located in Harry Davis Court off Armstrong Drive in Worcester. This wonderfully presented property enjoys two double bedrooms and two bathrooms, making it the perfect space for comfortable living.

One of the highlights of this apartment is its outlook, providing a serene and picturesque view from the comfort of your own home. Imagine waking up to the calming sight of the river every morning with additional views of the historic Worcester Cathedral.

The spacious open plan living area offers plenty of room for relaxation and entertainment, ideal for hosting gatherings. Additionally, the balcony facing the river is the perfect spot to unwind after a long day, enjoying the peaceful surroundings.

The modern kitchen is not only stylish but also functional with a range of built in appliances. The bathrooms are also beautifully designed, adding a touch of luxury to everyday living.

Overall, this apartment is a fantastic opportunity for anyone looking for a contemporary and comfortable living space with a beautiful river view. Additional benefits include secure underground parking and underfloor heating. Don't miss out on the chance to make this property your new home that is offered with no onward chain.

Entrance Hall

Two ceiling light points. Loft hatch. Two storage cupboards with one housing space and plumbing for washing machines.

Living Room

Double glazed windows to dual aspects. Door out onto the balcony. Spot lights. Outlook towards the river and the historic Worcester Cathedral.

Kitchen Area

Double glazed window. Contemporary wall and base units with work surface atop. Integrated fridge, freezer, cooker and hob with extractor over. Space for dishwasher. Spot lights.

Bedroom One

Double glazed window. Ceiling light point. Built in wardrobes.

En-Suite

Panelled bath, shower cubicle with mains fed rainfall shower, wall mounted wash hand basin and low level WC. Tiled splash backs and floor. Heated towel rail. Spot lights. Extractor fan.

Bedroom Two

Double glazed window. Ceiling light point. Built in wardrobes.





Bathroom

Shower cubicle with mains fed shower, wall mounted wash hand basin and low level WC. Tiled splash backs and floor. Heated towel rail. Extractor fan. Spot lights.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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.

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.

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.

Tenure Leasehold

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

Original lease 125 years with 116 years remaining

Ground Rent £200 per annum payable every 6 months

The Current Years Service Charge is £1,966per annum

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 in the underground car park.

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>

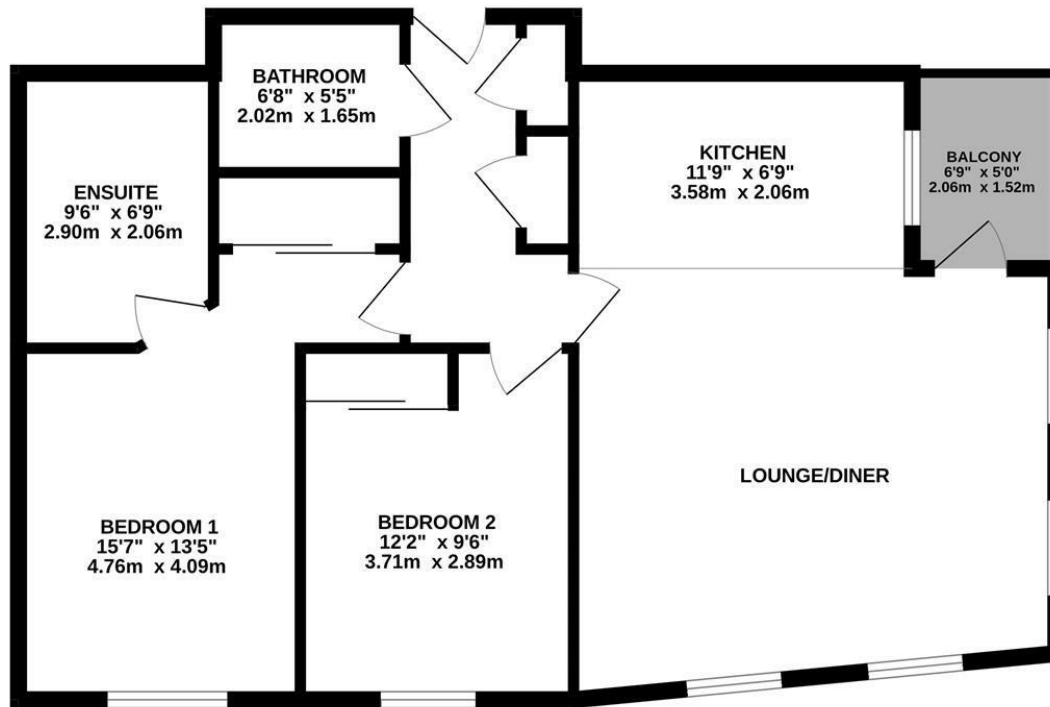
Mobile Coverage

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

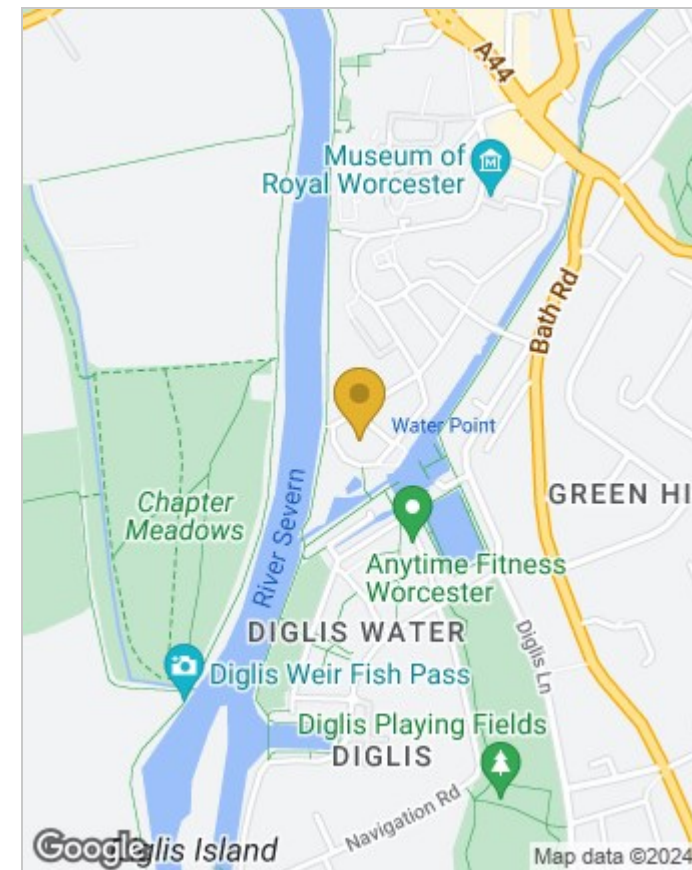
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



UPPER 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 plus A			
01-01 B			
09-10 C		74	75
05-08 D			
03-04 E			
02-01 F			
01-00 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.