



29 Austin Court Mill Street, Worcester, WR1 2BX
Guide price £210,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney and Jolly are delighted to present this charming apartment located on Mill Street in Worcester. This delightful property boasts a modern and stylish interior, perfect for those looking for a comfortable and convenient living space.

As you step inside, you are greeted by a well-presented interior featuring underfloor heating throughout, ensuring warmth and comfort during the colder months. The apartment comprises of a pleasant reception room, ideal for relaxing or entertaining guests.

With two inviting bedrooms both benefitting from built in wardrobes, there is ample space for a small family, guests, or even a home office. The modern kitchen is equipped with integrated appliances, making meal preparation a breeze. Additionally, the property features a contemporary four-piece suite Jack and Jill bathroom for added convenience and a touch of luxury to everyday living.

One of the highlights of this apartment is its prime location, offering easy access to the city centre within walking distance. Whether you enjoy shopping, dining out, or exploring the local attractions, everything you need is just a stone's throw away.

The property benefits further from double glazing throughout with a Juliette balcony from the living room and allocated parking within a secure gated car park.

Don't miss the opportunity to make this apartment your new home. With its convenient location, modern amenities, and stylish interior, this property is sure to impress. A viewing is highly recommended.

Entrance Hall

Two ceiling light points. Storage cupboard with space and plumbing for washing machine. Doors off to:

Living Room

Double glazed Juliette balcony with double glazed side panels. Two ceiling light points.

Kitchen Area

Contemporary wall and base units with work surface atop. Integrated fridge freezer, dishwasher, microwave, cooker and hob with extractor over. Spot lights.

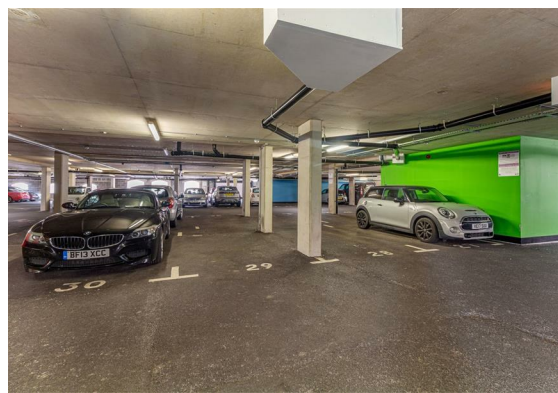
Bedroom One

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

Bedroom Two

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





En-suite/Bathroom

Jack & Jill style with doors from hallway and bedroom one. Contemporary suite comprising of panelled bath with shower head, shower cubicle with mains fed rainfall shower, wall mounted wash hand basin and low level WC. Heated towel rail. Extractor fan. Tiled floor and splashbacks. Spot lights.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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.

Parking

Parking for the property is via the allocated parking space in the secure car park.

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.

We understand there are currently 123 years remaining on the lease.

The Ground rent is £150 per annum

The Service Charge is £1300 per 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.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

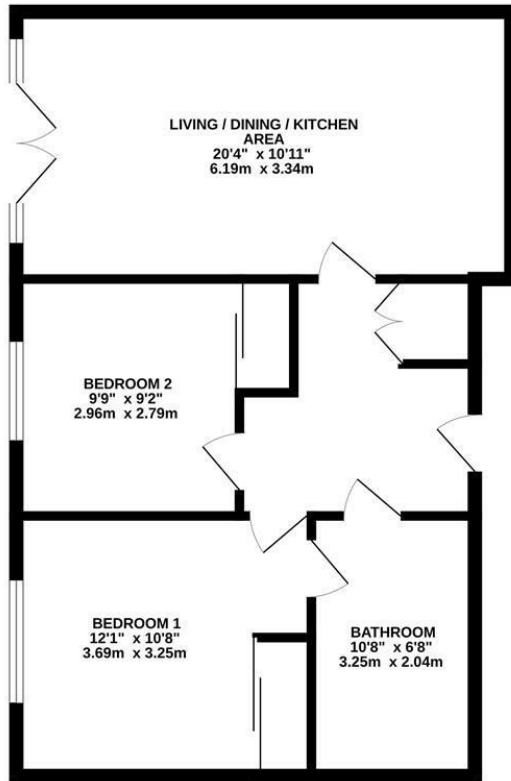
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

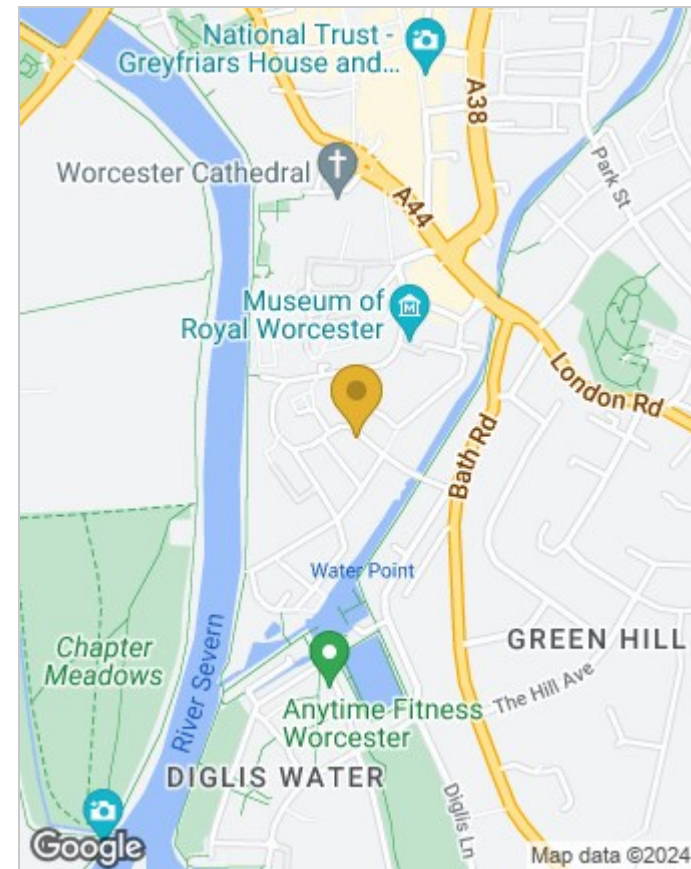
Mobile Coverage

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

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



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 | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (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.