



12 Waterloo House East Street, Worcester, WR1 1NF
Guide price £128,000



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

Philip Laney & Jolly Worcester offer to the market an exceptionally well presented first-floor apartment in Waterloo House. This delightful property is located within the Waterloo house development and offers a prime City Centre location.

The property enjoys a bright and well-presented interior and is ideal for those seeking a modern living space. The open plan living/dining kitchen provides the perfect setting for relaxation with the added benefit of loft access. The bedroom is large enough to accommodate a King size bed comfortably and features a built-in wardrobe offering ample storage space. The modern bathroom is fitted with a panelled bath, wash hand basin and WC and complemented with modern tiles.

One of the standout features of this flat is its proximity to High Street shopping, Foregate Train Station, Worcester University, Racecourse, and Cricket Club, making it a hub of activity and convenience. Additionally, the canal and the picturesque River Sever are close by, providing the perfect backdrop for leisurely strolls.

Waterloo House also offers residents well-maintained communal gardens, complete with a designated washing line area. There is the added benefit of a garage and gated off-road parking area included, ensuring both security and convenience.

Moreover, the property is equipped with acoustic double glazing throughout. The loft is partially boarded with a step ladder for easy access and offers additional storage space—a practical feature for any homeowner.

Whether you are a first-time buyer, looking to downsize or an investor this property caters to a variety of lifestyles and preferences.

Communal Entrance

A communal door leads to the communal entrance. Stairs rise to the first floor landing with access to the property.

Living room

Ceiling light point. Double glazed acoustic light reflective glass windows to front aspect. Laid to carpet. BT point. Thermostat-controlled electric heater.

Kitchen diner

Open plan to living room. New vinyl flooring. Wall and base units with work surface over. Stainless Steel sink and drainer. Space for fridge freezer. Space and plumbing for washing machine. Chrome hood over cooker. Two ceiling light points with changeable light fittings. Loft hatch with access via a ladder to a partly bordered area. Space for tumble dryer.





Hallway

New vinyl flooring. Consumer box. Thermostat-controlled electric heater. Ceiling light point with changeable light fittings. Airing cupboard with water tank and shelving. Storage cupboard with shelving.

Bathroom

Panelled bath with Mira shower over. Ceiling light point with changeable light fittings. Modern tiled walls. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Extractor fan. New vinyl floor.

Bedroom 1

Reflective double glazed window to front aspect. Thermostat-controlled electric heater. Built in wardrobe. Ceiling light point.

Tenure Leasehold

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

The current lease is 125 years with 84 years remaining.

The combined Ground Rent & Service Charge is £85 per month.

See Agents Note

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A

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).

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 to the side and rear with resident's parking spaces plus a garage.

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>

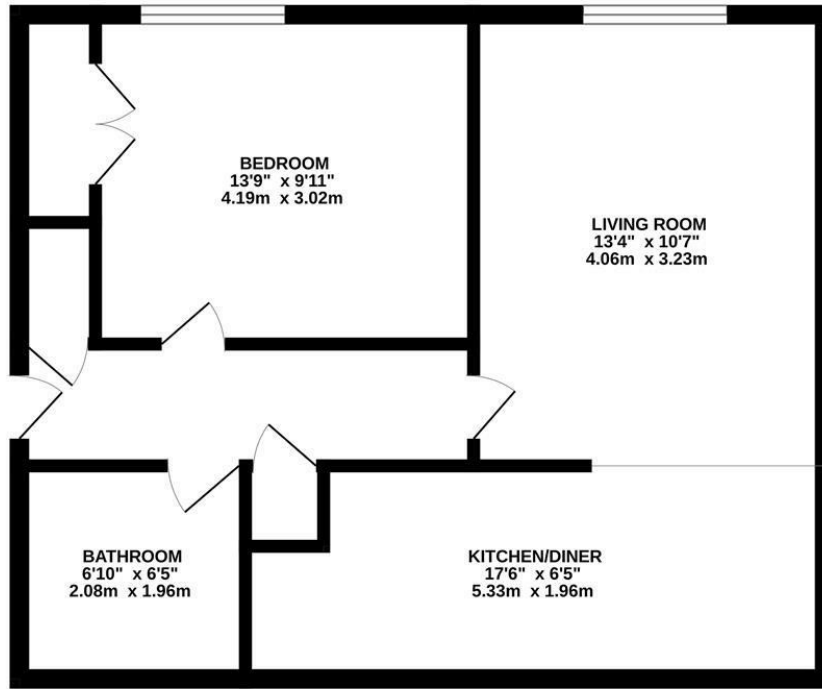
Agents Note

The management company are currently reviewing the condition of the roof of the building and the predicted liabilities to each property is in the region of £2,000 per property. This is to be officially confirmed.

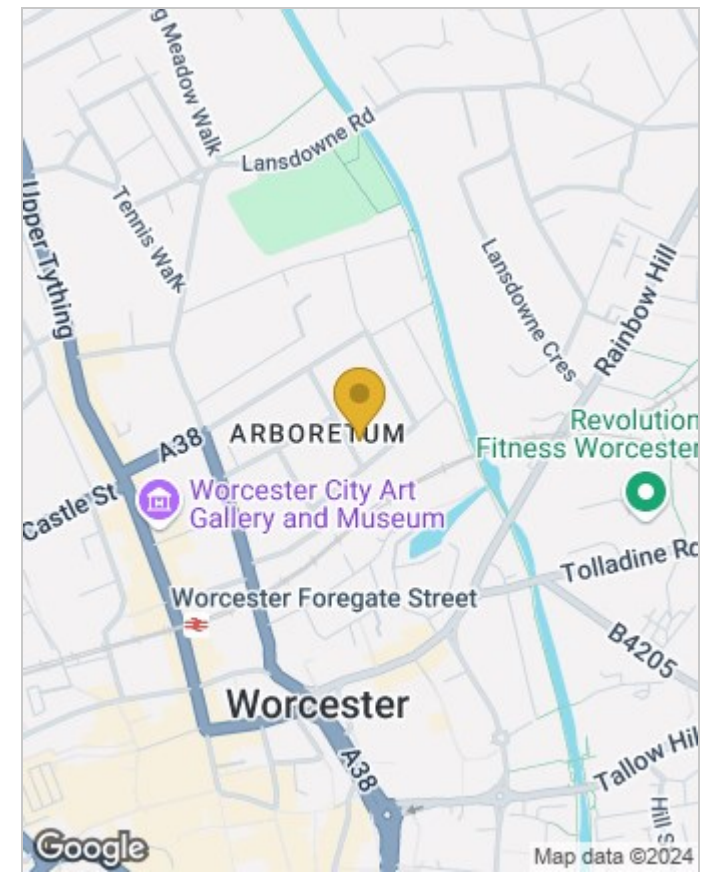
Fire safety requirement will be for an FD30 rated fire door to be installed. This has been quoted for.



FIRST 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		75	82
(05-08) D			
(03-04) E			
(21-28) 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.