



Flat 2, 10 Lansdowne Crescent, Worcester, WR3 8JE
Guide price £135,000



Situated within the charming Lansdowne Crescent of Worcester, Flat 2 offers a delightful living space within a beautiful period property. This well-presented apartment enjoys far reaching views and is a prime location on the outskirts of Worcester City Centre, providing easy access to both train stations and the M5 motorway.

As you step into this top-floor apartment, you are greeted by a entrance hall, lounge, a functional kitchen, a comfortable bedroom, and a convenient bathroom. The original sash windows not only add character but also offer excellent views of the bustling City centre.

Ideal for a single professional or a couple, this apartment is perfect for those seeking a peaceful retreat with the convenience of urban amenities close by and well maintained communal gardens. With parking available for one vehicle, you can enjoy the best of both worlds - a tranquil living space with easy access to transportation links.

Don't miss the opportunity to make this apartment your new home in Worcester.

EPC: E Council Tax Band: A Tenure: Leasehold

Entrance Hall

Spacious entrance hall with doors leading to kitchen, bathroom and lounge. Wooden laminate flooring and ceiling light point.

Kitchen

Original sash window to side aspect with secondary glazed panel. Range of matching wall and base units with solid wooden worksurface and Belfast sink. Space for tall fridge and space and plumbing for washing machine.. Large storage cupboard containing immersion heater. Tiled flooring. Phone point and sockets.

Bathroom

Original sash window to side aspect. with secondary glazed panel. Matching cream tiled flooring and walls.. White WC and bath with electric shower over and glass bowl sink.

Living Room

Original sash window and secondary glazed panel to rear aspect with far reaching views of the gardens and Worcester city centre. Wooden laminate flooring. Modern wall mounted electric heater. Two phone points, TV ariel point and sockets. Solid wooden shelves. Door leading to:

Bedroom

Original sash window with secondary glazed panel to rear aspect with views of the gardens and Worcester city centre. Wooden laminate flooring. Modern wall mounted electric heater. Phone point and sockets. Shelving units

Parking

Parking for the property is allocated within the gravelled courtyard area.





Outside

Well maintained gardens to the rear of the property with wonderful rear aspect outlook.

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.

Tenure Leasehold

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

Current service charge payable is £190.71 per month

Lease term remaining 137 years

Ground rent charge £100 per annum payable in six monthly instalments (£50)

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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.

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).

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 Superfast Fibre Broadband is available at this property.

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

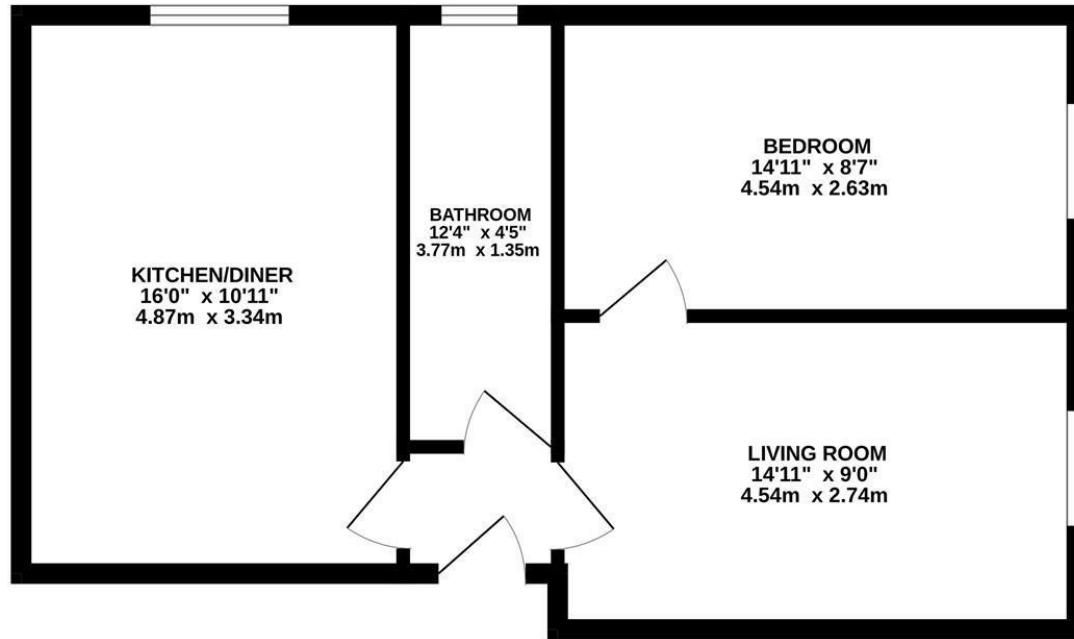
<https://www.openreach.com/fibre-checker>

Services

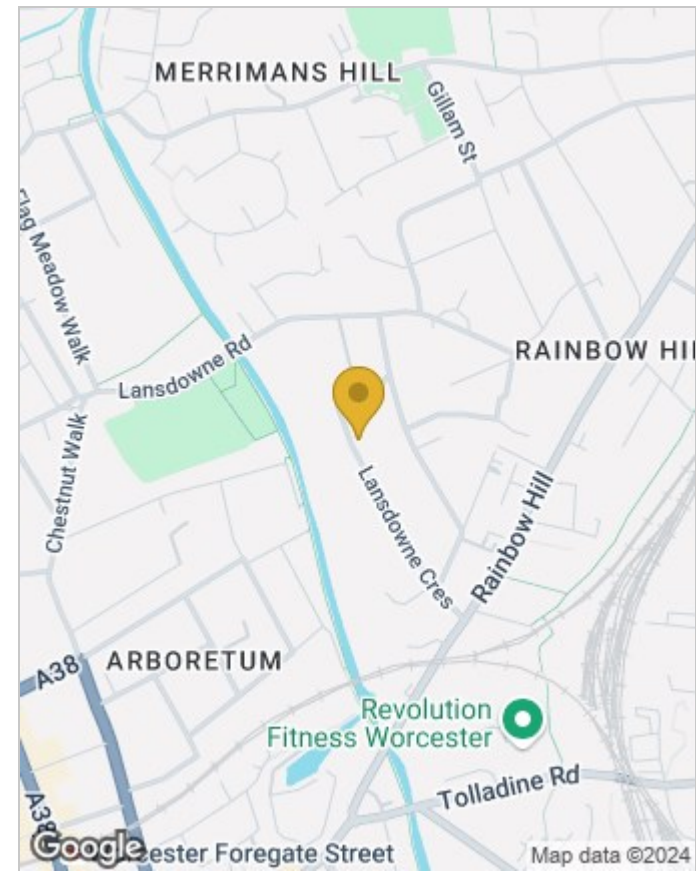
Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.



TOP 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		75
21-25	D		
26-30	E	39	
31-35	F		
36-50	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.