



Flat 5 Marlow Court Britannia Square, Worcester, WR1 3DP
Guide price £135,000



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

Philip Laney & Jolly Worcester are pleased to bring to the market Apartment 5 Marlow Court. Located in the sought-after Britannia Square in Worcester this one bedroom top floor apartment provides a reception room, a double bedroom and bathroom. This is a perfect first time purchase.

Situated in the heart of the historic Britannia Square, this property offers a convenient lifestyle being within walking distance to various amenities, including shops, restaurants, and parks, making it easy to enjoy all that this vibrant city has to offer.

Additionally, this flat comes with a long lease length with 977 years left remaining providing you with peace of mind and stability for the future. There are two garages for use of storage only and each property within the development has a third share ideal for bike storage.

A viewing is highly encouraged to appreciate this apartment in a wonderful location.

Hall

Entrance door. Ceiling light point. Electric heater. Doors off to:

Lounge

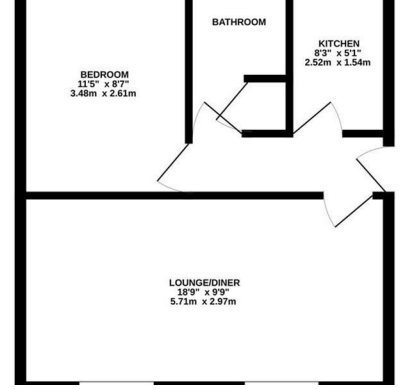
Two double glazed windows to front aspect. Two electric heaters. Two ceiling light points.

Kitchen

Double glazed window to rear aspect. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer and washing machine. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Ceiling light point.

Bedroom

Double glazed window to rear aspect. Ceiling light point. Electric heater.





Bathroom

Obscure double glazed window to rear aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splash backs. Airing cupboard. Ceiling light point. Extractor fan.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

999 year lease from 2002 - 977 years remaining.

Service Charge: £130pcm (including ground rent)

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

There is parking to the front of the property.

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:

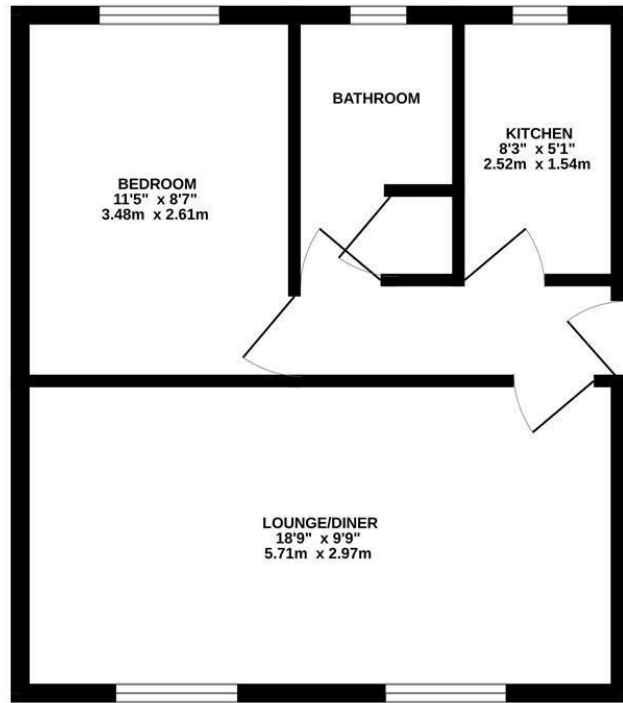
<https://www.openreach.com/fibre-checker>

Mobile Coverage

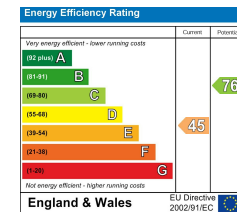
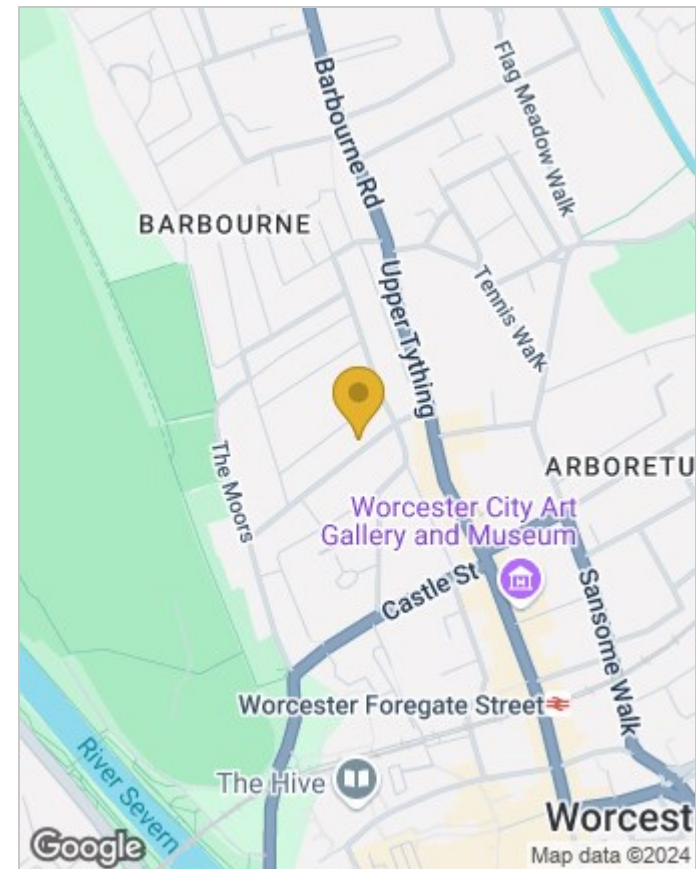
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

THIRD FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024



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.