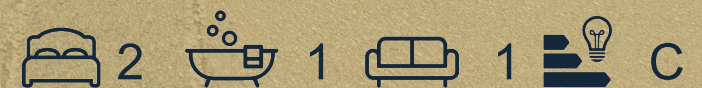




16 Bevere Court Northwick Road, Bevere, WR3 7RE  
Asking price £185,000





**\*\* KEENLY PRICED FOR QUICK SALE \*\*** Motivated seller reduces the asking price for a quick sale.

Philip Laney and Jolly are delighted to offer for sale this well presented two double bed roomed top floor apartment located in the sought after Bevere area of Worcester, to the North of the City. This is a unique apartment that boasts fantastic open aspect elevated views from the rear, providing a picturesque backdrop, creating a serene and peaceful atmosphere, with nearby scenic walks along the River Severn and easy bike rides to Worcester City Centre.

This apartment enjoys a generous sized reception room with long distance views across open countryside, two double bedrooms which provide plenty of space for couples, or for those who require a guest room or a home office.

The apartment also has a well-maintained bathroom and kitchen, ensuring convenience and comfort and enjoys the added benefit of communal gardens providing a green space for residents to enjoy as well as an en bloc garage.

As an ideal first time purchase or investment don't miss the opportunity to acquire this apartment, contact us today to arrange a viewing.

Council Tax Band C Tenure - Leasehold EPC Grade C

## Hall

Entrance door. Three ceiling light points. Radiator. Two storage cupboards. Doors off to:

## Lounge/Diner

Double glazed window and sliding doors as a Juliette balcony to rear aspect boasting long distance countryside views. Two radiators. Ceiling light point.

## Kitchen

Double glazed window to rear aspect. Matching wall and base units with work surface on top. Space for fridge freezer and washing machine. Two sinks and mixer tap. Tiled splashbacks. Integrated cooker and hob with extractor over. Ceiling light point. Radiator.

## Bedroom One

Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobe

## Bedroom Two

Double glazed window to rear aspect. Ceiling light point. Radiator. Built in wardrobe.

## Bathroom

Obscure double glazed window to front aspect. Panelled bath with electric shower over, low level WC and wash hand basin atop vanity unit. Tiled splash backs. Heated towel rail. Ceiling light point.

## Outside

Communal gardens which are well maintained and stocked with lawn area and shrubs.

## Garage

En bloc garage with up and over door.







## Tenure Leasehold

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

We understand the lease has 156 years on it from 2008 so therefore has 140 remaining and the service charge is £120pcm.

Please note the service charge is due to increase from 28th December 2024 to £125pcm.

## Services

Mains electricity, gas, 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.

## COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/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.

## 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 space in front of your garage.

## 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>

## Mobile Coverage

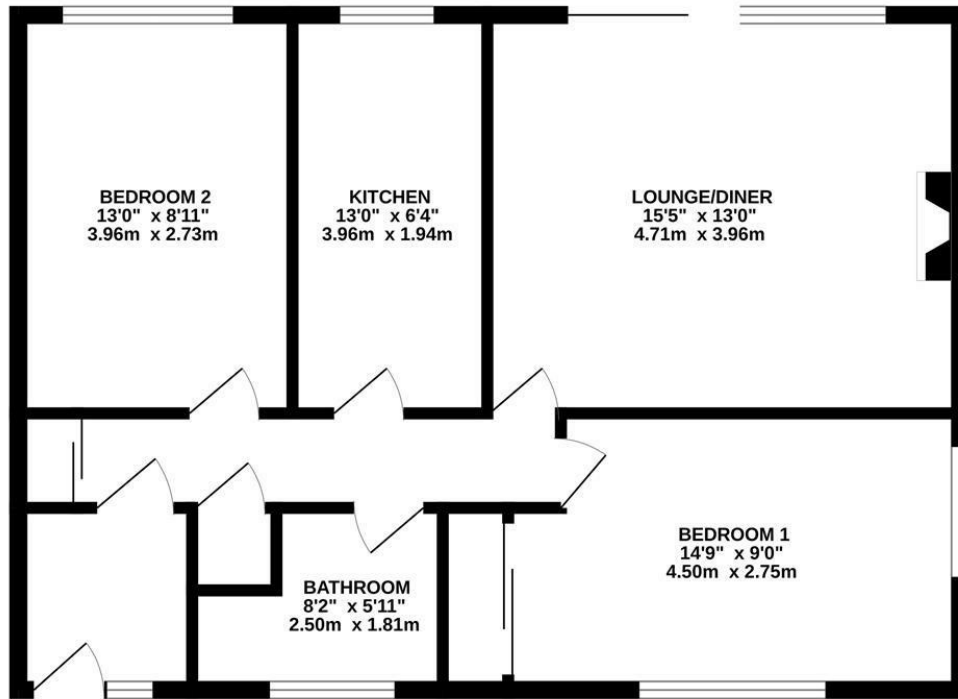
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

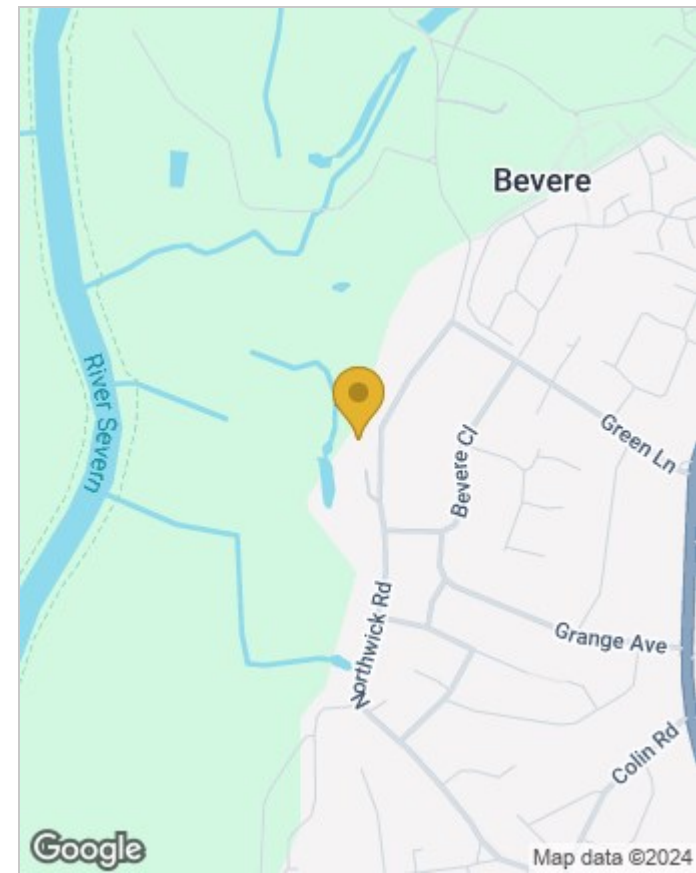




GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 sq.m.) approx.  
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.  
Made with Metropix ©2024



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Improved
02-00000 A		
01-011 B		
09-000 C	73	75
05-000 D		
03-000 E		
02-000 F		
01-000 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.