



23 Brockhampton Close, Worcester, WR4 9XJ  
Guide price £135,000





Philip Laney & Jolly are pleased to bring to the market this light and airy two bedroom first floor maisonette. The property is a good size with two double bedrooms, a spacious living room, generous kitchen space and bathroom.

The property benefits from having its own private entrance with stairs then leading up to the accommodation which comprises of living room, kitchen where the current owner has had a new kitchen recently refitted a couple of years ago making it a really modern space, two double bedrooms and bathroom with panelled bath and shower over, pedestal wash hand basin and low level WC.

Further benefits include an en block garage with communal parking at the front of the property, cavity wall insulation, upgraded roof insulation and new double glazing throughout. This property is an ideal first time purchase or investment and a viewing is highly recommended.

There is an en block garage with communal parking at the front of the property.

#### Entrance Hall

Entrance door. Stairs rising to first floor apartment.

#### Landing

Loft hatch. Ceiling light point. Doors off to:

#### Living Room

Double glazed window to front aspect. Electric heater. Ceiling light point. Door to kitchen.

#### Kitchen

Double glazed window to rear aspect. Modern wall and base units with work surface on top. Integrated cooker and hob. Space for fridge freezer and washing machine. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Ceiling light point.

#### Bedroom One

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

#### Bedroom Two

Double glazed window to front aspect. Electric heater. Ceiling light point. Storage cupboard.

#### Bathroom

Obscure double glazed window to rear aspect. Panelled bath with electric shower, Pedestal wash hand basin and Low level WC. Airing cupboard. Ceiling light point.







### Garage

Up and Over door.

### 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).

### 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.

We understand there is currently 137 years left on the lease and is an annual charge of £315 for building insurance.

### 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 an en block garage with communal parking at the front of the property.

### Broadband

We understand currently Superfast Broadband is available at this property.

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

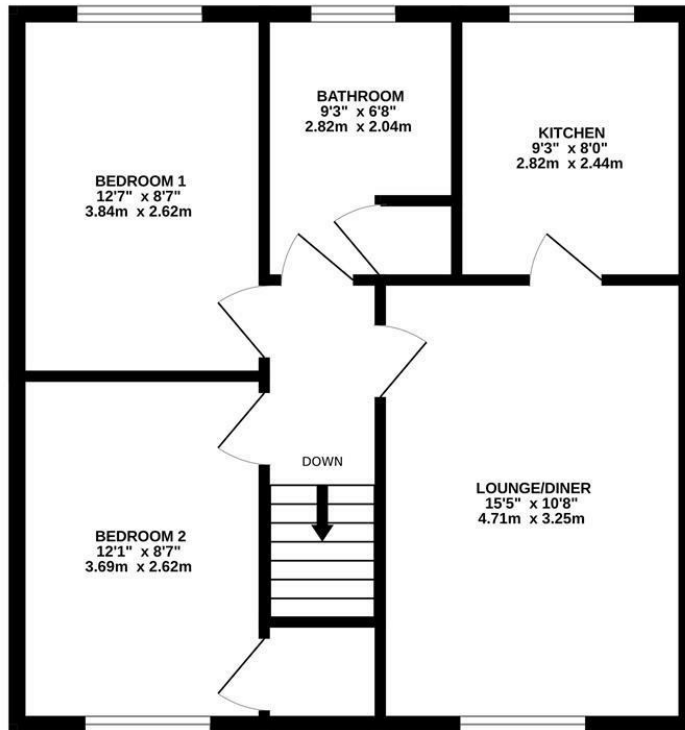
<https://www.openreach.com/fibre-checker>

### Mobile Coverage

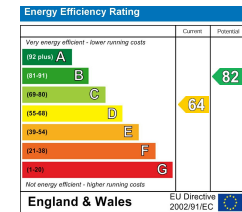
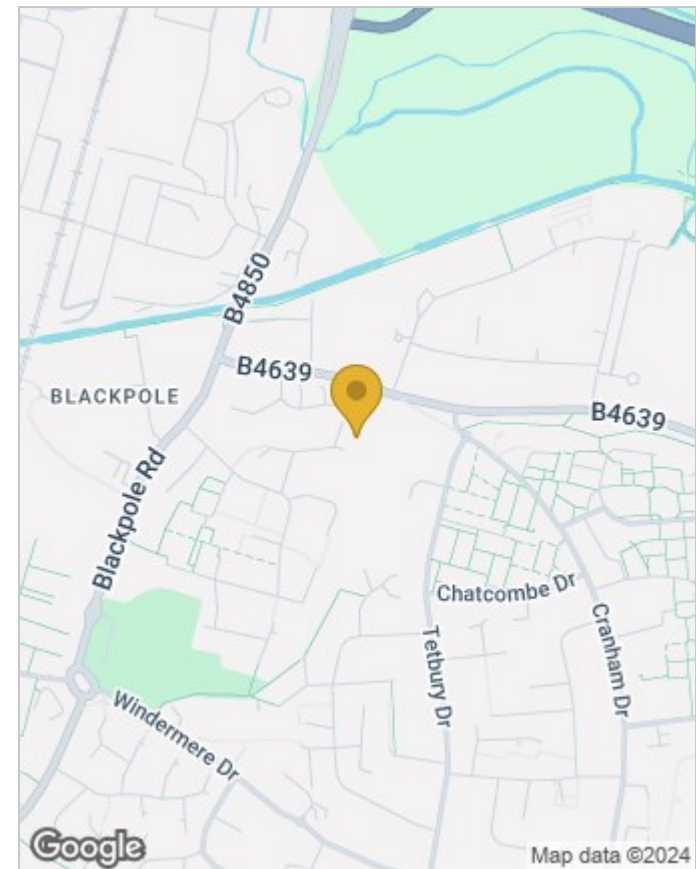
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

1ST 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.