

Philip Laney & Jolly



52 Bicton Avenue, Worcester, WR5 3TF
Guide Price £130,000



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

Philip Laney & Jolly Worcester welcome to the market 52 Bicton Avenue. Located South of the City centre convenient to local amenities including a Tesco supermarket and transport links this apartment offer ground floor living space plus a private garage.

Accessed via its own private door the apartment features a welcoming hallway, well-appointed kitchen, living dining area. The double bedroom offers a peaceful retreat with built in storage units, while the shower room provides convenience and comfort.

Located in a popular residential area, this apartment is offered with no onward chain, making the buying process smooth and hassle-free. With a generous lease in place, you can enjoy peace of mind for years to come.

Whether you're looking for an investment opportunity or searching for your first home, this property ticks all the boxes. Additionally, the option to purchase the current contents and furnishings adds to the convenience of moving in seamlessly.

Don't miss out on the chance to own this fantastic apartment in a sought-after location. Contact us today to arrange a viewing.

EPC: D Council Tax Band A - Tenure : Leasehold

Entrance Hall

Wooden front door with obscure glazed panels. Ceiling light point, consumer box and coat rack.

Living/Dining Room

Two double glazed windows to the front aspect , night storage heater and ceiling light point. Opening to:

Kitchen

Double glazed window to the side aspect. Range of wall and base units with worksurfaces over. Electric hob, oven and Hygena hood over, stainless steel sink and drainer, tiled splashbacks and ceiling light point. Space and plumbing for washing machine.

Bedroom

Double glazed window to the side aspect, night storage heater, built in storage cupboard, built in immersion cupboard with shelving.

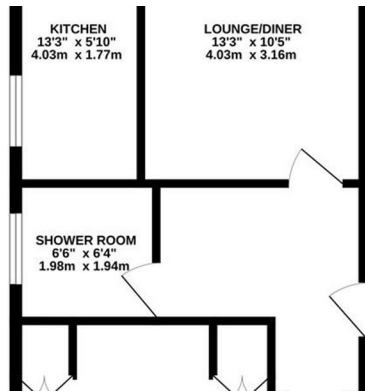
Shower Room

Obscure double glazed window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, tiled wall, ceiling light point, extractor and wooden wall mounted vanity cupboard.

Garage

Up and over door, power and lighting.





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).

Tenure Leasehold

The property is Leasehold.

Length of the lease is 299 years with 272 years remaining. Service charge £85 per month. Buildings insurance £161 per annum.

Ground rent included in the service charge.

Information confirmed via vendor on the 12th November 2024

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.

Viewing

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 09:00 - 14:00 on Saturday's.

1. We will not attend work or any appointment if we are feeling unwell or have been advised by NHS test and trace to self-isolate. The same applies to any visitor to our offices.
2. We will ask you if you wish 'face coverings' to be worn on any appointment or meeting and we will respect your wishes.
3. We will ask you if you prefer to receive only digital communication from us rather than paper copies.
4. We will continue to record names and dates of contacts in case of any NHS test and trace position.
5. We will continue with our hand washing/sanitizing to reduce the risk of spreading the virus.
6. Our priority is the safety of our customers and our colleagues at all times.

Government Guidelines - <https://www.gov.uk/guidance/moving-home-during-coronavirus-covid-19>

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.

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.

Parking

Parking for the property is via a private garage plus visitors parking available.

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

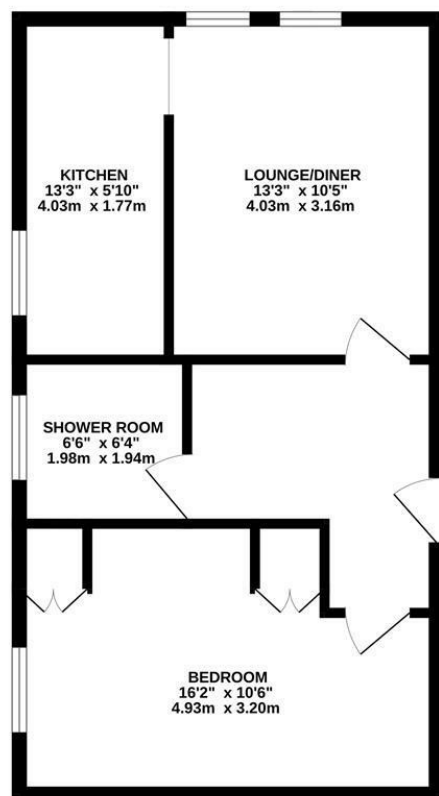
We understand that Ultrafast Full Fibre Broadband is available for installation at this property

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

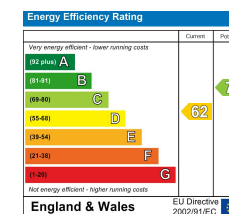
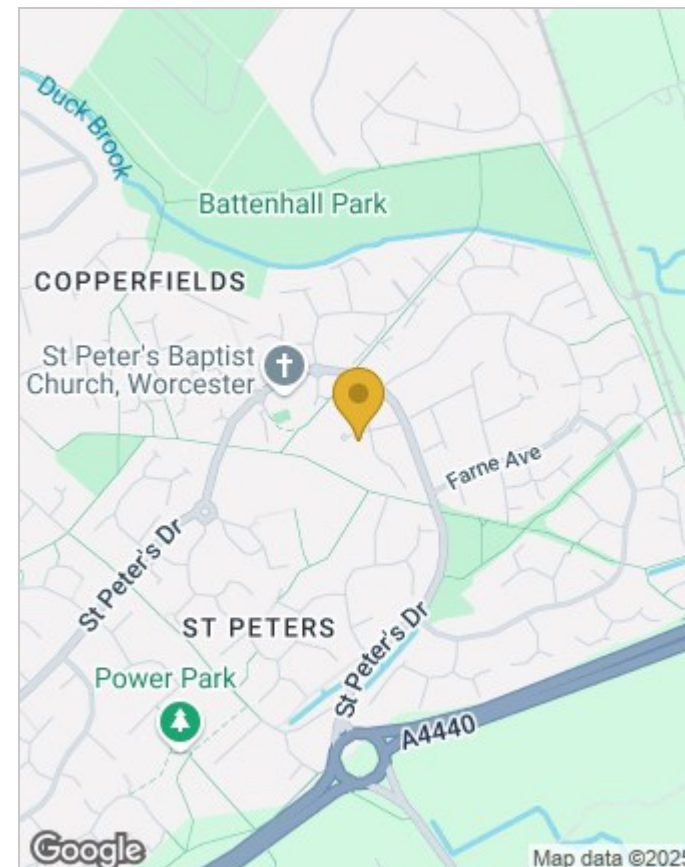
<https://www.openreach.com/fibre-checker>

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.



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 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.