

Philip Laney & Jolly



42 Blackthorn Mews Salters Close, Worcester, WR4 9XT
Offers Over £100,000



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

Philip Laney & Jolly Worcester offer to the market an ideal investment or first time purchase. This ground floor one bedroom apartment is situated in a convenient location within walking distance to a range of local amenities. The property is accessed via the communal entrance and comprises of; bedroom with built in wardrobe, Living room/Kitchen and bathroom with panelled bath and electric shower over, pedestal wash hand basin and low level WC. The property benefits from allocated parking, double glazing throughout and is offered with no onward chain. EPC D Council Tax Band A.

Call PLJ Worcester to view. RENTAL POTENTIAL IN THE REGION OF £575-600 PCM.

Communal Entrance

Building entrance via secure fob.

Entrance Hall

Storage cupboard. Ceiling light point. Doors leading off to:

Lounge/Kitchen

Double glazed window to front aspect. Obscure double glazed window to side aspect. Night storage heater. Two ceiling light points. Kitchen comprises range of wall and base units with work surface, stainless steel sink and drainer, space for cooker, washing machine and fridge freezer.

Bedroom

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

Bathroom

Panelled bath with electric shower, pedestal wash hand basin and low level WC. Tiled walls. Storage cupboard. Ceiling light point. Extractor fan.

Outside

Outside the property is parking to the rear





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).

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.

Service Charge is currently £82 pcm which includes the ground rent with 962 years left remaining on the lease.

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 parking space to the rear of the property.

Broadband

We understand currently Full 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>

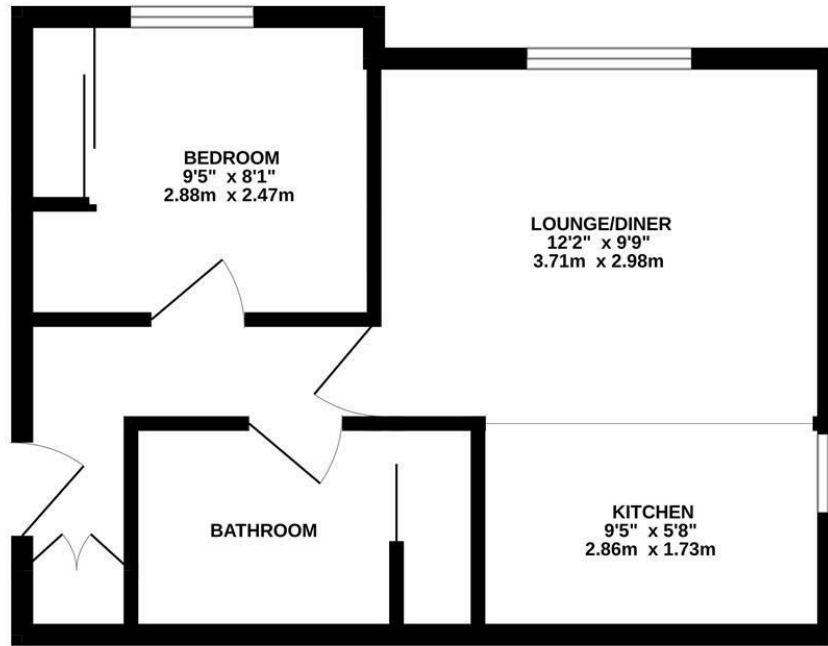
Mobile Coverage

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



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			
92-plus)	A		
81-91)	B		
69-80)	C		76
55-68)	D	58	
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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