

Philip Laney & Jolly



Apartment 4 Canal Court Crossley Road, Worcester, WR5 3GT
Guide Price £240,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
Situating in the sought-after Diglis area of Worcester, this very well presented two-bedroom first-floor apartment offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a short stroll away from the picturesque River Severn and the vibrant city centre, making it an ideal choice for those who appreciate both nature and urban living.

Within the apartment you are welcomed into a spacious open-plan living, dining, and kitchen room perfect for entertaining guests or enjoying a quiet evening at home. The layout is designed to maximise space and light, creating an inviting atmosphere throughout. The apartment features two well-proportioned bedrooms, providing ample room for relaxation and rest.

Additionally, the property benefits from the main bathroom and an En-suite to bedroom one ensuring that both residents and guests have easy access to modern facilities. One of the standout features of this apartment is the good-sized balcony, which offers a lovely outdoor space to unwind and enjoy the fresh air.

This flat is an excellent opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality of life. With its desirable location and thoughtful design, this apartment is sure to appeal to a wide range of potential residents. Don't miss the chance to make this delightful property your new home.

Hall

Entrance door. Storage cupboard. Radiator. Spot lights.

Living/dining room

Double glazed windows and French doors out to the balcony. Double glazed French doors to Juliette balcony. Three ceiling light points. Two radiators.

Kitchen area

Spot lights. Modern wall and base units with work surface. Integrated fridge freezer, washing machine, dishwasher, cooker and hob with extractor over. One and a half bowl stainless steel sink and drainer.

Bedroom one

Double glazed French doors to Juliette balcony. Double glazed window. Two ceiling light points. Radiator. Built in wardrobes.

En-suite

Spot lights. Radiator. Extractor fan. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashbacks.

Bedroom two

Two double glazed windows. Ceiling light point. Radiator.

Bathroom

Radiator. Spot lights. Extractor fan. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Tiled splashbacks.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C
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.

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.

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.

Tenure Leasehold

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

Service Charge - £1547.46 per annum

Ground Rent - £250 per annum

110 years 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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Parking

Parking for the property is via the allocated parking space

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:

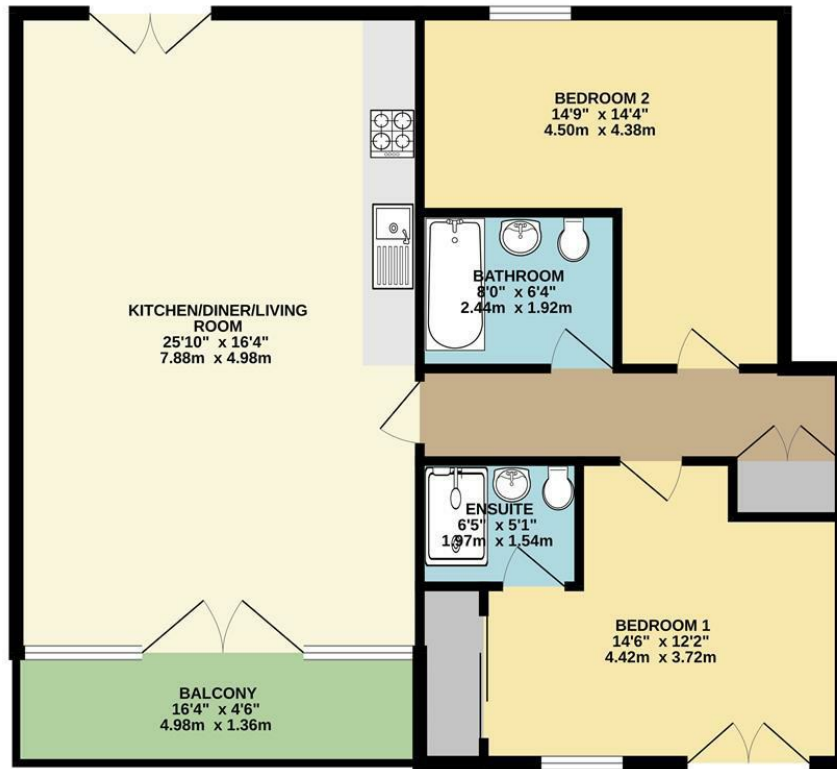
<https://www.openreach.com/fibre-checker>

Mobile Coverage

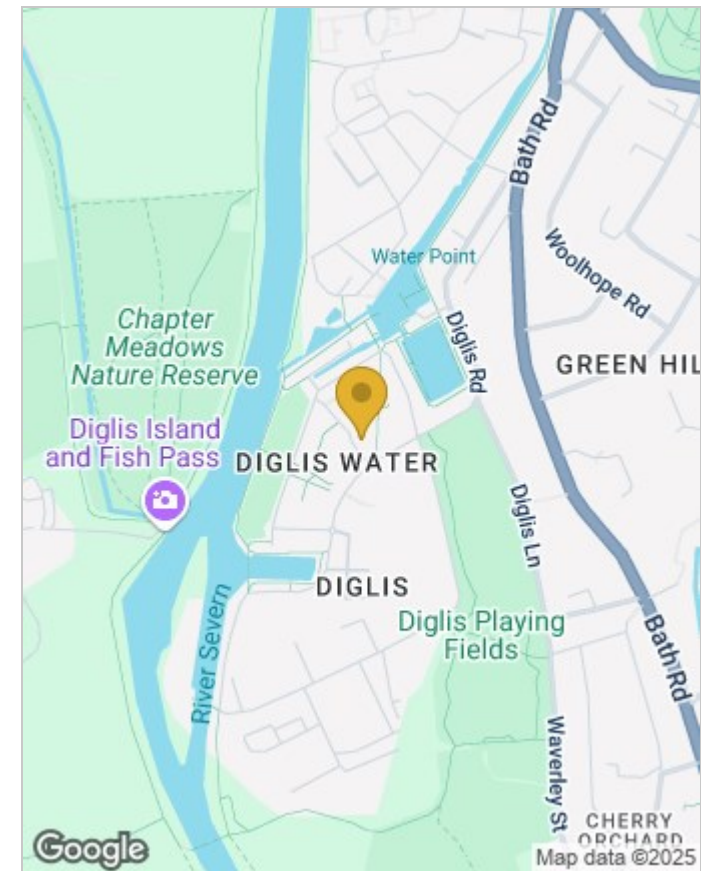
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

FIRST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	86
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 firms employment has the authority to make or give any representation or warranty in respect of the property.