



Aston Court Basin Road, Worcester, WR5 3FR
Guide Price £360,000



Philip Laney and Jolly Worcester are delighted to present this beautifully appointed first floor apartment, enjoying superb views across the River Severn and towards the Malvern Hills. The outlook is enhanced by a feature balcony and full height sliding windows to the front aspect.

This spacious apartment offers two double bedrooms and is accessed via either stairs or lift. Further benefits include a secure, gated and covered allocated parking space.

Situated within the ever popular Diglis Basin, the property enjoys a convenient position close to Worcester City Centre. The accommodation comprises an entrance hall with a useful storage cupboard. The open plan living and dining area is larger than average for the development, providing a light and spacious environment ideal for entertaining, while enjoying stunning river views and direct access to the generous balcony.

The kitchen is fitted with quality wall and base units and a range of integrated appliances, including a dishwasher, fridge freezer, washer dryer, oven and hob. Both double bedrooms enjoy river views, with the main bedroom further benefiting from its own additional balcony and an en suite shower room. The main bathroom is fitted with a recently installed double width walk in shower, low level WC and wash hand basin.

Additional features include gas central heating, double glazing and quality flooring throughout. An internal viewing is highly recommended to fully appreciate this impressive apartment and its enviable setting.

Communal Entrance

Intercom door entrance opens to communal hall with stairs and lift to all floors. Landing area opens to inner hall with access to the property.

Entrance Hallway

Complemented with dark wood quality flooring, storage cupboard that has ceiling light point and shelving. Access to all of the rooms, entrance intercom system, radiator, spotlights and smoke alarm.

Living/Dining Room

Wonderful feature room larger than the average apartment opening to a superb balcony that is big enough to house an outdoor dining set. Sliding doors enjoy river views and provide natural light throughout. An ideal space to entertain with built in furniture, quality flooring, two ceiling light points, two radiators and opening to the kitchen.

Kitchen

Range of modern wall and base units with granite worksurfaces and quality integrated appliances including dishwasher, fridge freezer, washing machine, oven, four ring gas hob, chrome extractor and one and a half sink and drainer.





Bedroom 1

Double glazed double doors opening to a separate balcony with further river views, built in quality wardrobes, radiator and ceiling light point.

Ensuite

Quality suite with shower, pedestal wash hand basin, low level WC, built in vanity unit with mirror, shaver point, chrome heated towel rail, tiled walls, extractor fan and three spotlights.

Bedroom 2

Double doors opening to Juliet balcony, built in cupboard housing boiler, built in wardrobes, ceiling light point and radiator.

Shower Room

Recently fitted with quality double width shower unit, basin and WC inset to vanity unit, chrome heated towel rail, tiled floor, six spotlights and extractor.

Parking

Secure gated access opens to the communal car park. Allocated space is an end covered bay with the additional benefit of a storage unit to the back.

Tenure - Leasehold

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

130 years lease term from 23/08/2012

Current Annual Ground Rent : £251.42

Current Annual Service Charge: £2,731.05

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.

Floorplan

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.

Council Tax Worcester

We understand the council tax band presently to be : D

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).

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>

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.

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 :

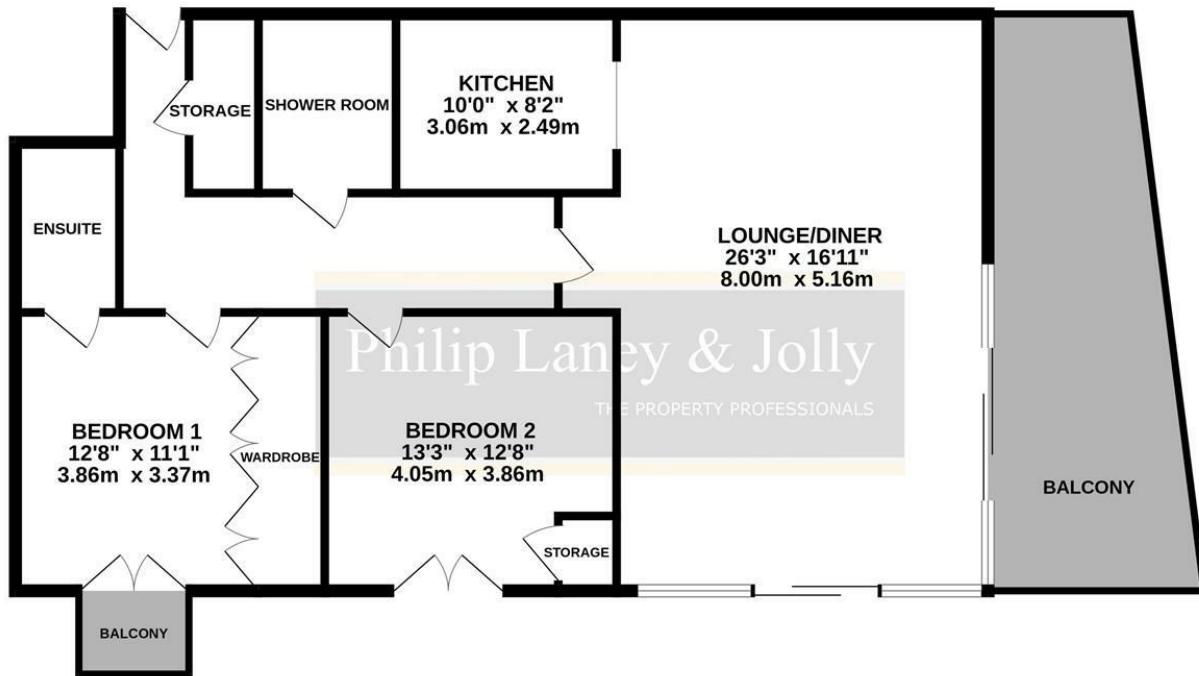
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

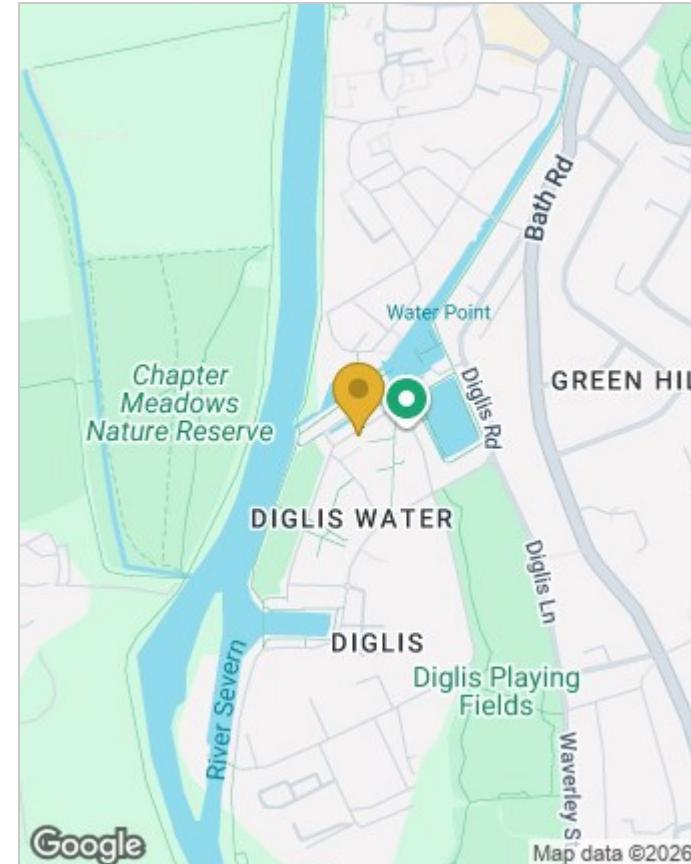
Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

FIRST 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			
(92-100)	A	85	85
(89-90)	B		
(83-88)	C		
(78-82)	D		
(73-77)	E		
(67-72)	F		
(1-66)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.