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## Crookbarrow View, 3 Gotland Road, WR5 2GN

Price Guide £120,000

- Second Floor
- Large Shower Room
- Beautiful Communal Areas
- Lift to all Floors
- Two Bedrooms
- Central Heating & Double Glazing
- Bistro & Hairdressers
- VIEWING ESSENTIAL



# Flat 48 Crookbarrow View, Worcester WR5 2GN

A second floor 50% share retirement apartment for over 55's, enjoying a convenient sought after location within easy reach of the local amenities of Whittington and Nunnery Wood. The complex itself boasts good communal areas, along with a Bistro and Hairdressers. The housing scheme themselves offer additional care packages. NO ONWARD CHAIN EPC - B.



Council Tax Band: B





## LOCATION & DESCRIPTION

Crookbarrow View is situated in an extremely convenient location within the desirable area of Nunnery Wood, which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including Waitrose and well regarded local leisure facilities. The complex of Crookbarrow View is accessed off Gotland Road into a communal carpark.

## COMMUNAL AREAS

There are multiple communal areas of which residents have full use. The complex is beautifully decorated in a contemporary fashion with a different colour scheme to each floor. The complex is for the over 55's and offers modern independent living with the option of additional care options available. The apartment itself, number 48, is on the second floor and is 'The Ash' design. The doorways are wider than usual providing ample wheelchair access. Access is via a private heavy duty white panelled door with a modern style door viewer into the

## HALLWAY

A good sized entrance hallway with modern intercom system installed, ceiling light fitting and large built in cupboard with panelled door, slatted shelves, light fitting and coat hooks inside. Smaller built in cupboard with coat hooks. Doors radiating to;

## SHOWER ROOM

9'0" x 7'10"

Larger than average shower room with gloss finished wall tiles and having built in suite comprising of wash hand basin, chrome mixer shower with hose and head, glass splash screens and shower chair. Back to wall WC with large push flush and usual bathroom furniture. Wall mounted ladder style chrome heated towel rail and ceiling light fitting. There is an additional door leading to the principal bedroom.

## BEDROOM ONE

12'8" x 11'9" max

A good sized principal bedroom with large double glazed window having views across the communal gardens. Ceiling light fitting and radiator. Built in cupboard housing the wall mounted Bosch gas boiler. There is currently a large wardrobe in the bedroom which could be negotiated to remain as part of the sale.

## BEDROOM TWO

12'7" x 7'2"

Double glazed window looking to communal gardens, ceiling light fitting and radiator.

## KITCHEN

13'2" x 10'3"

A lovely modern fitted kitchen comprising of base, drawer and wall units with wood effect work surfacing over and tiled splashback. The kitchen is equipped with a Zanussi oven, Zanussi hob with stainless steel splashback and a Zanussi chimney style extractor hood. There is a one and half bowl stainless steel sink with chrome tap, space for a full height fridge freezer along with space and plumbing for washing machine/dishwasher. The kitchen area has recessed ceiling lights and a single ceiling light fitting to entrance and a radiator. An archway leads to;

## LIVING ROOM

16'1" x 13'10"

A light airy room with two chrome ceiling light fittings, a radiator and feature composite fireplace with a fitted Dimplex electric fire. The large double glazed window looks out over the gardens.

## FACILITIES

There are multiple facilities within Crookbarrow View to include a hairdressers and beauty salon. The link below provides information on Crookbarrow View itself along with additional information on the Extra Care Packages available and Lease details.

<https://www.housing21.org.uk/our-properties/search-our-properties/crookbarrow-view/>

## SERVICES

We believe all mains services are connected.

## TENURE

We understand (subject to legal verification) that the 50% share of the property is offered for sale Leasehold.

Current rent paid is £257.24

Current Annual Ground Rent - Peppercorn

Current Annual Service Charge - £4666.20 (23/24) includes an additional support charge





## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		