



**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



## Windmill Close, Worcester, WR1 3HH

Asking Price £155,000

- Spacious First Floor Apartment
- Sought After Location
- Communal Gardens and Parking
- VIEWING ESSENTIAL TO BE APPRECIATED
- Retirement Living - Age 60 Years and Over
- Electric Heating & Double Glazing
- LEASEHOLD - 999 years from 1988

# 13 Windmill Close, Worcester WR1 3HH

An immaculately presented, light and airy, two bedroom retirement apartment situated on the first floor only one other apartment in this building and having beautiful communal gardens and parking. EPC - C. OVER 60's



Council Tax Band: B



## LOCATION & DESCRIPTION

The property is situated in the heart of Worcester city centre in a superb position for rail links with Foregate Street Station just a few minutes' walk away as well as a good bus service. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs, restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University buildings all nearby. Medical practitioners, dentists and opticians are also all within walking distance. Windmill Close is in a very desirable area of Barbourne offering retirement living accommodation to the over 60's. The property is via a communal hallway continuing to the Apartment front door in turn giving access to:

## LOUNGE

14'11" max x 12'0" max

A beautifully presented light and airy living space having two ceiling lights with ornate ceiling roses, a storage heater as well as a feature fireplace with marble effect hearth and back along with wooden surround and mantelpiece. The front facing uPVC double glazed window with leaded effect glass allows for a good quantity of light creating a lovely room to sit in. Doors to:

## KITCHEN

8'0" max x 7'10" max

A good sized modern fitted kitchen comprising of base, drawer and wall units, complimented by marble effect worktops and two tone brick effect tiled splashbacks. The kitchen boasts a Hotpoint built in oven, integrated Hotpoint halogen four ring electric hob and pull out overhead extractor. There is a single bowl stainless steel sink with modern style mixer tap and matching drainer with the added bonus of an under counter appliance space and plumbing for washing machine. To the ceiling is a fluorescent light fitting giving well proportioned light to the worksurface area. Storage heater to wall and front facing uPVC double glazed window with lead effect glass completes this kitchen.

## BEDROOM ONE

11'0" x 9'4"

A good sized principal bedroom with a range of fitted wardrobes and matching units, ceiling light, storage heater and rear facing uPVC double glazed window.

## INNER HALLWAY

With ceiling light fitting, access to loft providing a usable storage space and two built in cupboards, one housing the hot water cylinder. Doors to:

## BEDROOM TWO

9'4" x 9'0"

Another good sized double room with ceiling light, storage heater and rear facing uPVC double glazed window.

## BATHROOM

6'7" max x 5'8" max

With white modern fitted suite comprising of close coupled WC, vanity basin with cupboard below, bath with mixer shower over and concertina style shower screen, patterned tiles to full height around suite. Ceiling light fitting and wall mounted Dimplex heater.

## OUTSIDE

To the front of the property there is a communal door leading from the footpath. The Apartment is only one of two within this building of the complex and is situated on the First Floor.

There are beautiful communal gardens wrapping around the properties within the complex creating peaceful sitting areas and space for rotary washing lines. The Apartment further benefits from a parking space.

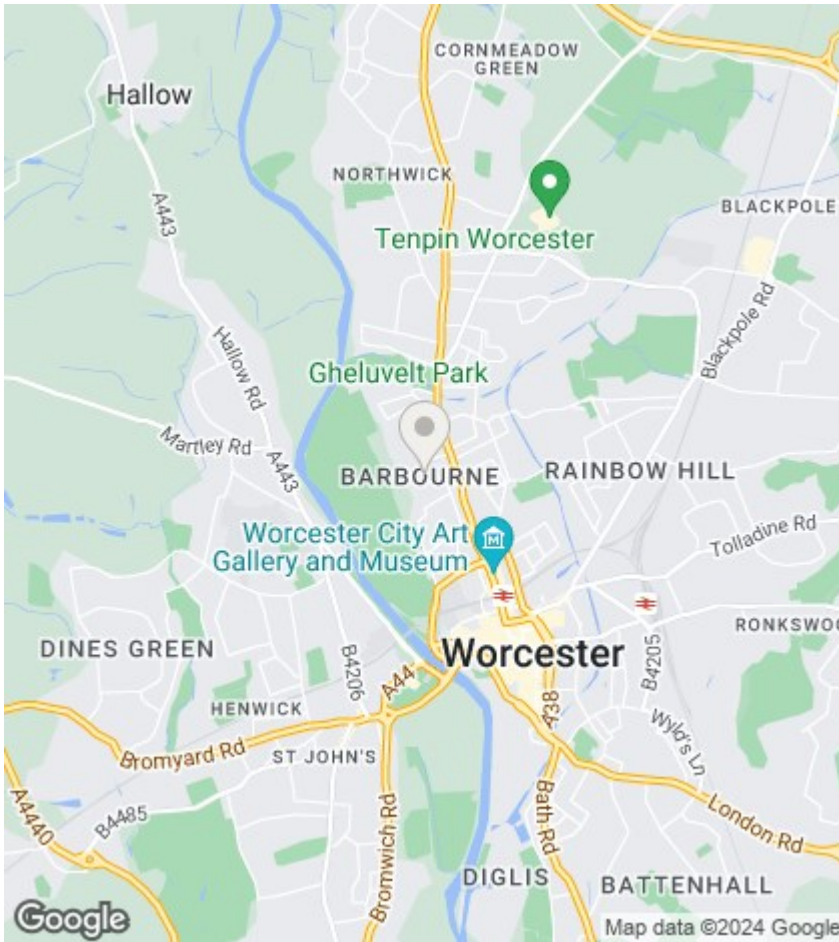
## SERVICES

We believe mains electricity, water and drainage are connected to the property.

## TENURE & CHARGES

The property is leasehold with a 999 year lease issued in 1988 with the balance remaining.

The current annual service charge is approximately £1932.00 payable quarterly at £483.00 every three months.



## Viewings

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

EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		