



QualitySolicitors
Parkinson Wright
Estate Agents



Brook Street, Worcester, WR1 1JB

Price Guide £65,000

- Second Floor Retirement Apartment
- Sought After Location
- Laundry Room
- Lift To All Floors
- Double Bedroom
- Communal Gardens and Lounge
- Guest Rooms
- LEASEHOLD - 125 Years from 1995

Flat 37, Gheluveld Court Brook Street, Worcester WR1 1JB

A second floor retirement apartment for over 60's, enjoying a convenient and sought after location within easy reach of the local amenities of Barbourne. NO ONWARD CHAIN. EPC - C.



Council Tax Band: B





LOCATION & DESCRIPTION

The property is situated close to the heart of Worcester city centre in a superb position for rail links with Foregate Street Station just a few minutes' walk away. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs, restaurants and leisure facilities. There are medical practitioners, dentists and opticians are also all within walking distance to the property. 37 Gheluveld Court is situated in a quiet position on the second floor.

COMMUNAL ENTRANCE

A secure communal entrance with direct access to the Managers office, Laundry room, guest rooms and residents lounge with access to the communal garden. Stairs and lift lead to all floors.

ENTRANCE HALLWAY

Having access to loft, ceiling light,, built in cupboard with shelves and doors leading to;

LOUNGE

19'6" max x 10'7" max

A good sized room with rear facing double glazed window providing views to the tranquil garden and stream, two wall lights and night storage heater. This room benefits from a fireplace with inset electric fire. The double multipaned doors open to;

KITCHEN

7'9" max x 6'7" max

Being triangular in shape with a rear facing double glazed window, ceiling light and wall heater. The kitchen comprises of base and wall mounted units with work surfacing over and tiled splashbacks. Integrated Bosch hob with extractor over and built in oven. There is a single bowl stainless steel sink with drainer along with appliance spaces.

BEDROOM

13'6" max to wardrobe x 9'2" max

Having a rear facing double glazed window with lovely views again, two wall lights and night storage heater. The bedroom benefits from a built in wardrobe with full height mirrored doors.

SHOWER ROOM

6'9" max x 5'6" max

Tiled to full height, with light fitting, extractor and wall heater. Suite comprising of vanity basin with mirror above and cupboards under, WC, and corner shower cubicle with Mira Sport electric shower.

OUTSIDE

To the front of the property is a communal residents parking area.

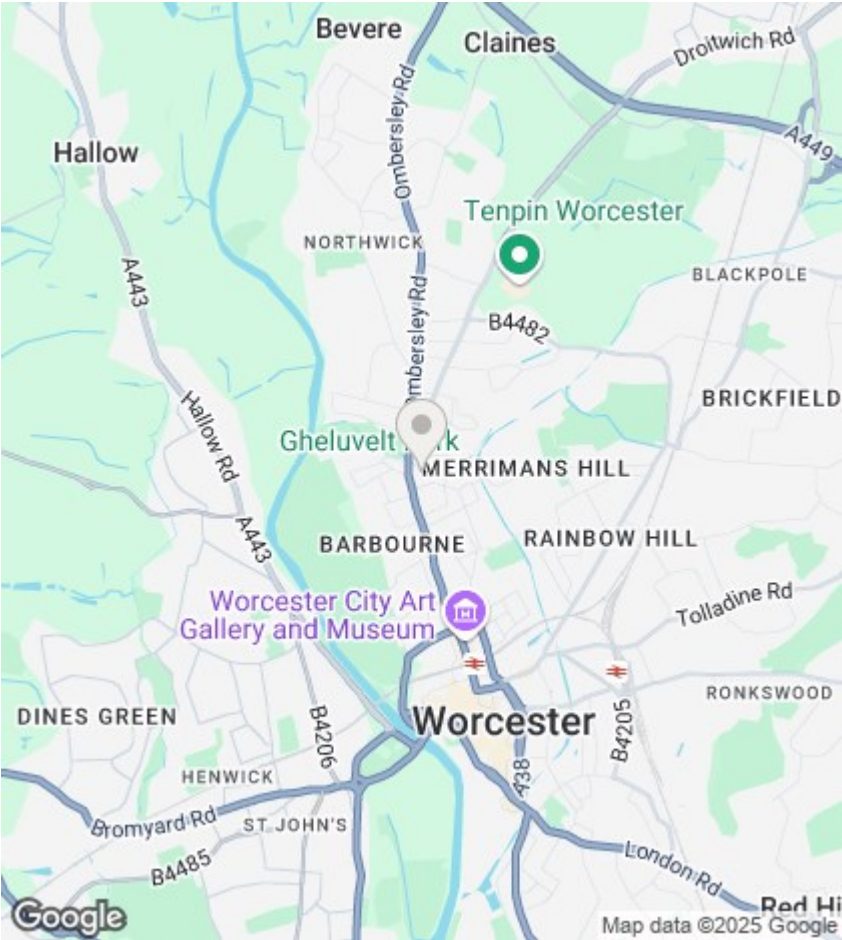
To the rear of the property is a pleasant and tranquil communal garden, well maintained with a range of mature shrubs, trees and plants and the added bonus of the stream to the bottom of the garden.

TENURE

We understand (subject to legal verification) that the property is offered for sale on a Leasehold basis.

Annual Service Charge - £1806.03 paid half yearly making the annual total £3612.06

Annual Ground Rent- £238.35 paid half yearly making the annual total £476.70



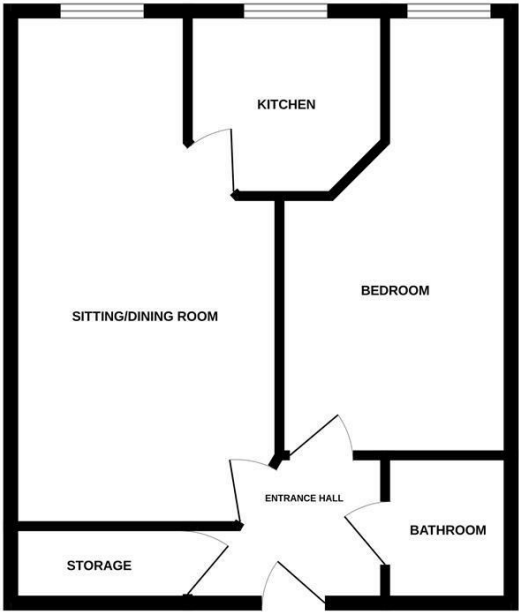
Viewings

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

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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