



# Water Croft, Long Meadow, Worcester, WR4 0HR

£139,950

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### Summary:

A chance to purchase a well presented mid floor apartment located in the heart of Warndon Villages. Close to Worcestershire Royal Hospital, local amenities and M5 Motorway. Having been well looked after this property would make a perfect first buy or investment. The property in brief comprises; lounge/diner, kitchen, two bedrooms and bathroom. The property benefits from electric heating, double glazing and allocated parking space.

### Description:

Access is gained via the communal door with access to your own front door. Hallway with storage cupboard. Lounge/diner is located towards the front aspect. The kitchen offers base and eye level units with roll top work surfaces and tiled splashback. Built in appliances to include; hob and oven. Space for fridge, freezer and plumbing for washing machine. Two bedrooms with the main bedroom having built in wardrobes for convenience. The bathroom offers a three piece white suite with under basin storage and half tiled walls. The property benefits from electric heating, double glazing and allocated parking space.

### Outside:

Outside is an allocated parking space.

### Location:

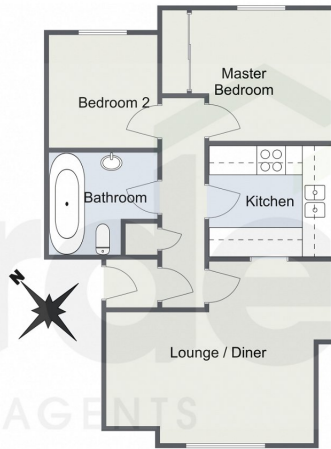
Located in the popular area of Warndon Villages. Worcestershire Royal Hospital and Jct. 6 of the M5 Motorway are within close proximity as well as many other local amenities including supermarket and doctors surgery. There are also local primary and high schools as well as bus routes taking you right into the city.

### Agent Note:

We have been made aware the property is Leasehold. The Service Charge is Approx. £1600 Per annum and Ground Rent is Approx. £50 Per annum. This needs to be clarified with a solicitor. 148 Years



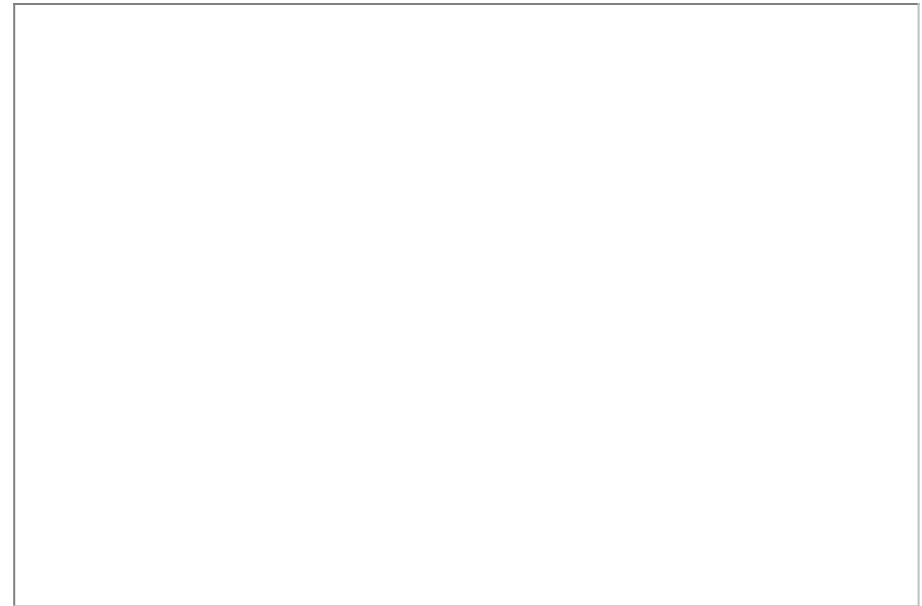
Water Croft, Long Meadow, Worcester



Total Area Approx  
45.1 sq m  
485.5 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Mid Floor Apartment
- Perfect First Time Buyer or Investment
- Kitchen and Lounge/Diner
- Two Bedrooms and Bathroom
- Allocated Parking Space
- Popular Warndon Villages Location
- 148 Years on Lease



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

