



# Wain Green, Long Meadow, Worcester, WR4 0HP

£125,000

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### Summary:

A chance to purchase a mid-floor apartment located in the heart of Warndon Villages. Close to Worcestershire Royal Hospital, local amenities and M5 Motorway. This property would make a perfect first buy or investment and is being offered with no onward chain. The property in brief comprises; open plan living/kitchen/dining area, two bedrooms and bathroom. The property benefits from electric heating, double glazing and an allocated parking space. Viewing is recommended to appreciate the location.

### Description:

Access is gained via the communal door with access to your own front door. Hallway with storage cupboard. A modern and contemporary open plan living/kitchen/dining room. The kitchen area offers base and eye level units with roll top work surfaces and tiled splashback. Built in appliances to include; extractor fan, hob and oven. Space for fridge/freezer and plumbing for washing machine. Two bedrooms. The bathroom offers a three piece white suite with half tiled walls. The property benefits from electric heating, double glazing and an allocated parking space.

### Outside:

Allocated parking space.

### Location:

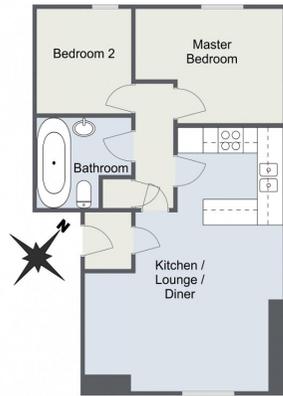
Located in the popular area of Warndon Villages. Worcestershire Royal Hospital and Jct. 6 of the M5 Motorway are within close proximity as well as many other local amenities including supermarket and doctors surgery. There are also local primary and high schools as well as bus routes taking you right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

### Agent Note:

We have been made aware the property is Leasehold. The Service Charge is Approx. £105.50 Per month and Ground Rent is Approx. £50 Per annum. This needs to be clarified with a solicitor. 65 Years



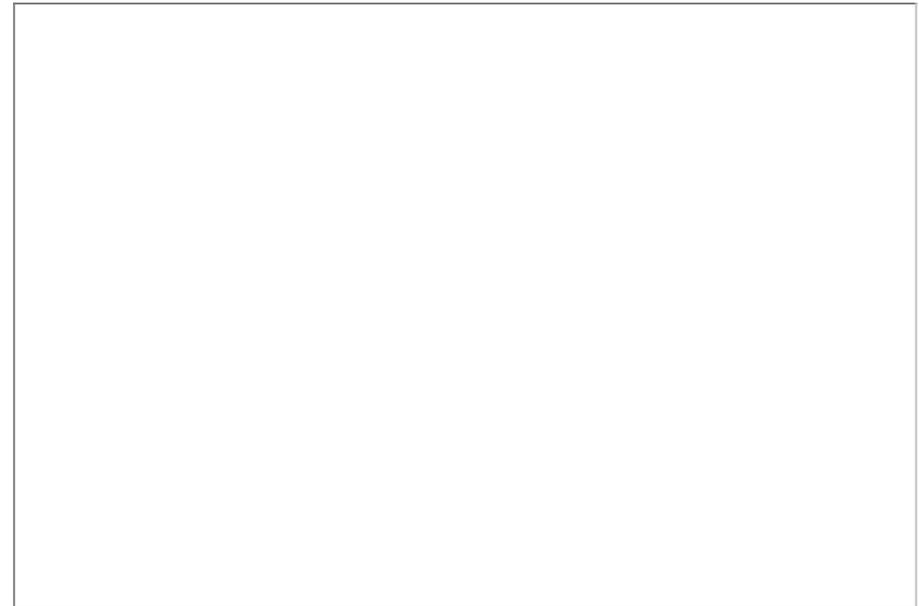
Wain Green, Long Meadow, Worcester



Total Area Approx  
45.8 Sq M  
493.0 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.

- No Onward Chain
- Open Plan Living/Kitchen/Dining Area
- Allocated Parking
- Mid-Floor Apartment
- Two Bedrooms and Bathroom
- Popular Warndon Villages Location



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.



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