



It's who  
you move  
with.



Nine Acres Green, Lyppard Bourne, Worcester, WR4 0PD

£135,000

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**Summary:** Welcome to a recently updated two-bedroom ground floor apartment, ideally positioned in the heart of Warndon Villages. This modern residence has been refurbished by the current vendor and is now offered to the market with no onward chain, presenting an excellent opportunity for discerning buyers.

**Description:** Nestled in the heart of Warndon Villages, this recently updated two-bedroom ground floor apartment offers modern comfort and convenience. Refurbished by the current vendor and presented with no onward chain, this residence welcomes you with a secure private entrance leading into a spacious interior. The kitchen area has been tastefully modernized with sleek finishes, while the open plan lounge/dining area provides a versatile space for relaxation and entertaining. Two well-proportioned bedrooms ensure comfort and privacy, complemented by a stylishly appointed bathroom suite featuring a bath, w/c and sink. Outside, there is a shared garden (maintained by the management company) and a dedicated parking space adds convenience, and residents benefit from close proximity to local amenities, including shops, cafes, and parks.

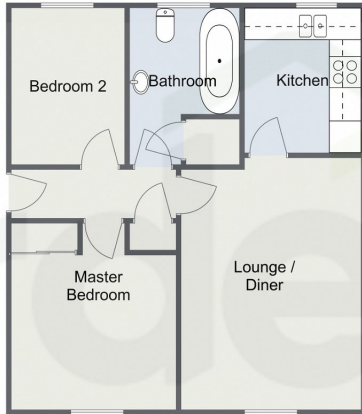
**Location:** Life in Lyppard Bourne, Worcester, epitomizes the perfect blend of suburban tranquillity and modern convenience. Residents enjoy easy access to a range of amenities including Lyppard Grange Primary School, local shops, supermarkets, and diverse dining options, ensuring every need is met just moments from home. The area's green spaces, such as Brickfields Nature Reserve, offer opportunities for leisurely walks and outdoor activities, while community hubs like Warndon Community Centre foster a strong sense of community spirit through various events and activities. With its close proximity to Worcester City Centre and convenient transport links, living in Lyppard Bourne provides both a peaceful retreat and effortless connectivity to urban amenities, making it a highly desirable place to call home.

**Agent's Note:** We have been made aware the property is Leasehold. The Service Charge is approx. £1600 per year and Ground Rent is £50 per year. The service charge covers building maintenance including cleaning the shared area, grounds maintenance and insurance for the building. There is approximately 99 years





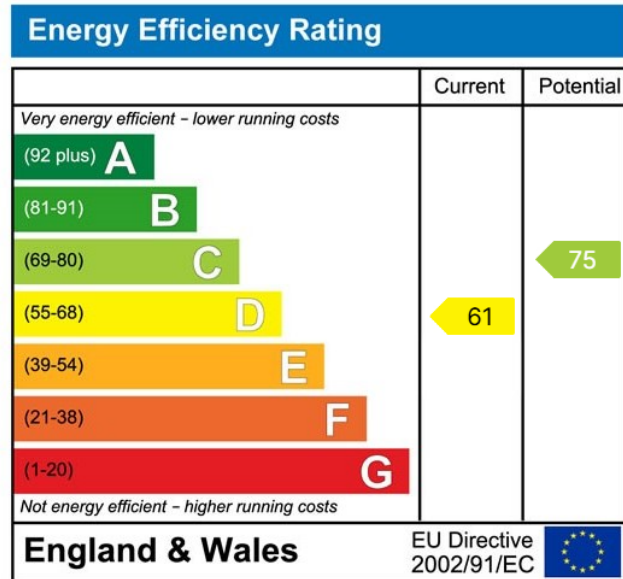
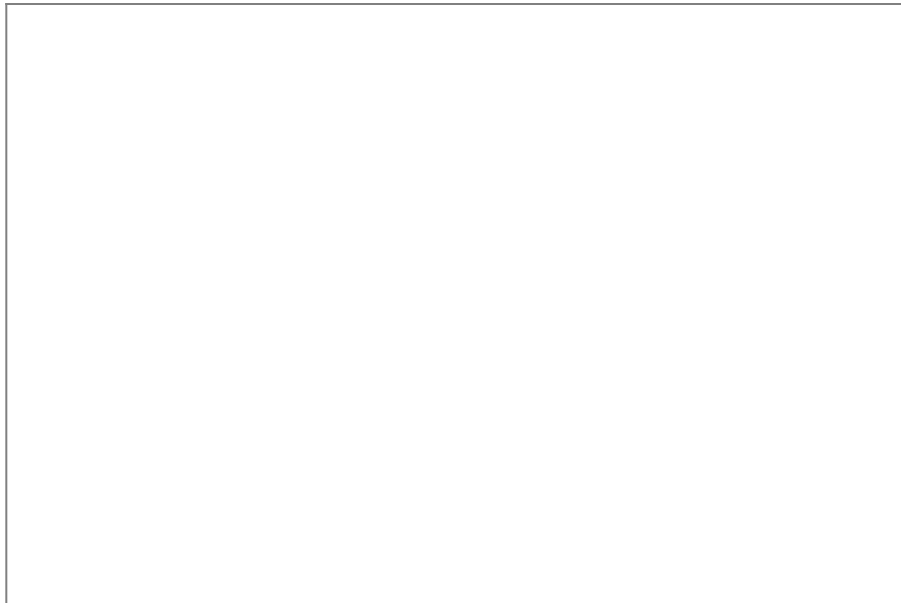
Nine Acres Green, Lyppard Bourne  
Ground Floor



Total Area  
Approx  
50.3 sq m  
541.4 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.

- Dedicated Parking
- Recently Refurbished
- Warndon Villages
- No Chain
- Ground Floor
- Approx. 90 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.

