



22 Colehurst Park Lansdowne Walk, Worcester

Worcester

£225,000

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Worcester, Worcester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Private Garage - Perfect For Storage
- Communal Garden
- Private Balcony
- Modern Kitchen
- Two Double Bedrooms
- Ground Floor Apartment





Welcome to this well-kept ground-floor apartment in the highly sought-after Colehurst Park, offering two spacious double bedrooms and a private balcony overlooking the beautifully maintained communal gardens. Perfectly located within walking distance of the town centre, the property also benefits from a private garage and an allocated parking space. Ideal for downsizers, first-time buyers, or investors, this home combines convenience, comfort, and great potential.

Upon entering the property, a spacious hallway leads to the rest of the home and offers access to two convenient storage cupboards.

The lounge is a bright and airy space, neutrally decorated with French doors opening onto the private balcony and an additional large window that floods the room with natural light. Adjacent to the lounge, the kitchen/dining room features a recently fitted modern kitchen with sleek grey cabinets, providing a range of base and eye-level units. The space includes an integrated oven and dishwasher, with room for an American-style fridge freezer, washing machine, and a dining table with four chairs.

Both bedrooms are generously sized double rooms, with bedroom two further benefiting from a built-in wardrobe. The bathroom completes the apartment and has been recently fitted with a walk-in shower, WC, and basin, complemented by a light-up mirror.

Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes for stylish, low-maintenance living.

Agent's Note: We have been made aware that the property is Leasehold. The Service Charge is approximately £960 per year. There are approximately 990 years remaining on the lease. All of this information would need to be confirmed by your solicitor.



Colehurst Park, Lansdowne Walk, Worcester
Ground Floor



Total Area Approx
70.4 Sq M
757.8 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.



Arden Estates

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