



**Connells**

Armstrong Drive  
WORCESTER



### Property Description

Upon entering this home you are welcomed by an entrance hall with study overlooking the front, a large kitchen/diner to the rear with French doors opening to the courtyard garden which leads into the communal gardens. There is also a cloakroom on the ground floor. On the first floor there is a generous sized lounge and the main bedroom which benefits from an en-suite. On the second floor there are two further double bedrooms and a family bathroom.

### Ground Floor

#### Entrance Hall

Laminated flooring, radiator, ceiling light point.

#### Cloakroom

Tiled flooring with part tiled walls. W/C, wash hand basin, radiator and a ceiling light point.

#### Study

10' 5" x 8' 11" ( 3.17m x 2.72m )

Located on the ground floor, carpet flooring, radiator, UPVC window and a ceiling light point.

#### Kitchen

18' 8" x 13' 7" ( 5.69m x 4.14m )

Located on the ground floor, tiled flooring, UPVC door to rear, base & wall units, electric hob & oven, integrated microwave, dishwasher, washing machine and fridge freezer. extractor fan, radiator and a ceiling light point.

### First Floor

#### Landing

Ceiling light point, radiator and carpet flooring.

#### Lounge

14' 2" x 3' 9" ( 4.32m x 1.14m )

Located on the first floor, carpet flooring, tv point, ceiling light point and UPVC windows.

### Bedroom One

11' 8" x 13' 9" ( 3.56m x 4.19m )

Located on the first floor, carpet flooring, radiator, ceiling light point, UPVC windows and access to the en suite.

### En Suite

Tiled flooring, part tiled walls, towel radiator, wash hand basin, W/C, shower cubicle, shaving points.

### Second Floor

#### Bedroom Two

13' 10" x 11' 7" ( 4.22m x 3.53m )

Located on the second floor, carpet flooring, radiator, ceiling light point and UPVC windows.

#### Bedroom Three

13' 10" x 8' 8" ( 4.22m x 2.64m )

Located on the second floor, carpet flooring, radiator, ceiling light point and UPVC windows.

### Bathroom

Located on the second floor, Tiled flooring with part tiled walls, W/C, wash hand basin, bath, shower cubicle, extractor fan, towel radiator and a ceiling light point.

### Outside

The property benefits from a block paved communal garden which leads to underground parking with one allocated space.

### Parking

The property benefits from one allocated parking space.

### Services

All main services are connected to the property.

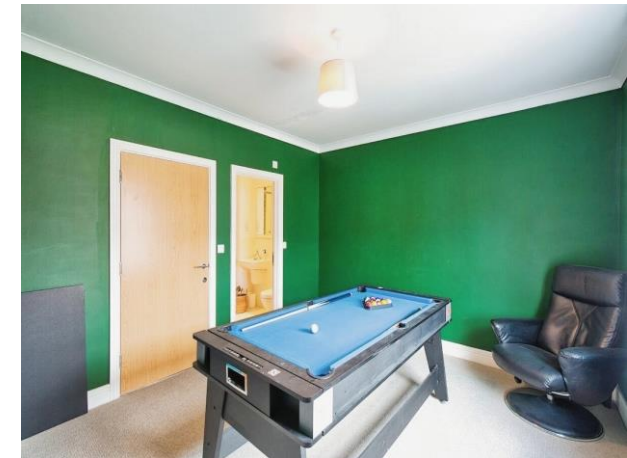
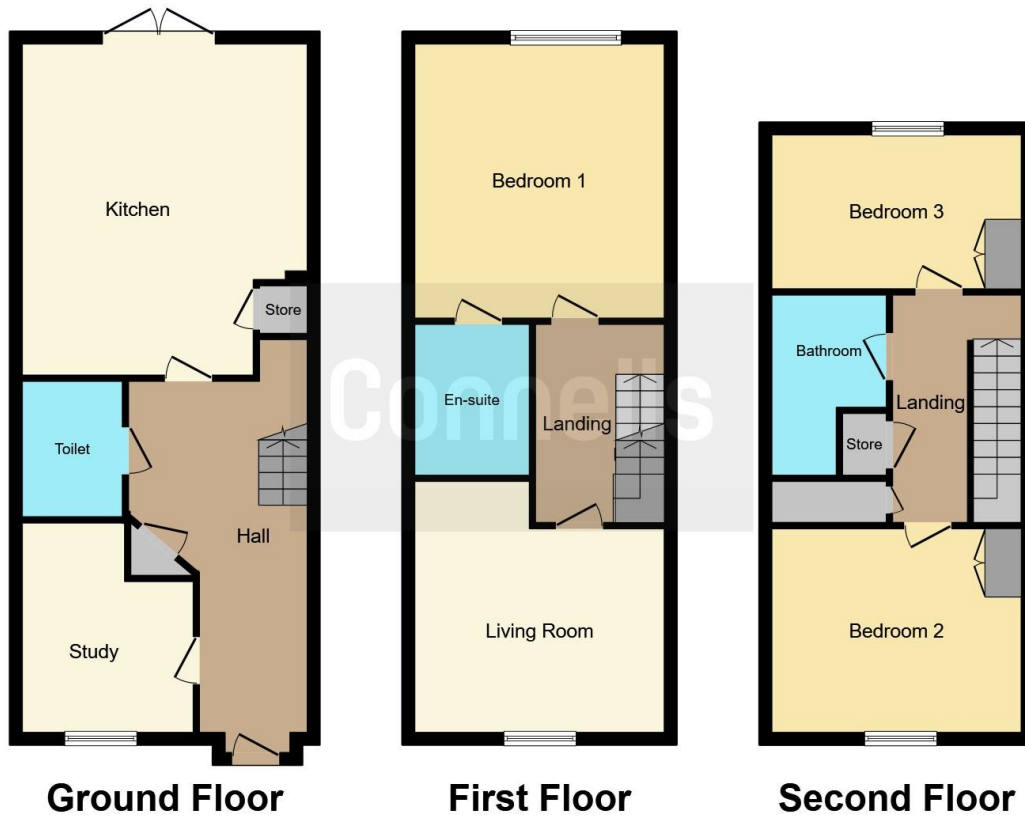
### Leasehold:

Length of Lease: 125 years from the 22nd October 2007

Annual Ground Rent: £200

Annual Service Charge: £1,000





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR313874](http://connells.co.uk/Property/WOR313874)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WOR313874 - 0009