



**Connells**

Cinderella Court Watery Lane  
Worcester



### Property Description

An immaculately presented two bedroom first floor apartment offering open plan living/dining/kitchen, allocated parking and communal garden situated within a popular area of St John's. Viewings are highly recommended for this property. Don't miss out!!

### Accommodation Details

The property comprises communal entrance hall, private entrance hall, open plan living dining kitchen, bedroom one with an ensuite, further double bedroom and main bathroom.

The property has high ceilings throughout and further benefits from have an allocated parking space, communal garden, electric heating throughout and double glazing. NO ONWARD CHAIN.

### Communal Entrance Hall

Double doors leading to communal entrance hall, stairs and lift to first floor.

### Private Entrance Hall

Private entrance, intercom phone system, smoke detector, telephone point, two wall lights, built in spacious hall cupboard comprising coat hooks and slatted shelving, built in spacious airing cupboard housing hot water cylinder, doors leading to living/dining/kitchen, bathroom and bedrooms.

### Open Plan

22' 8" x 11' 3" Max narrowing to 9' 2" Min ( 6.91m x 3.43m Max narrowing to 2.79m Min )

### Living Room / Dining Area

Rear facing double glazed window, three wall lights, wall mounted electric heater, television aerial point.

### Kitchen Area

Fully fitted kitchen, stainless steel one and a half bowl sink drainage unit with cupboard below, range of floor mounted units , range of eye level units, four ring electric hob, cooker with extractor fan over, integrated fridge freezer, underlighting, space and plumbing for a dishwasher and washing machine, integrated washer dryer, smoke detector, vinyl flooring.

### Bedroom One

16' max x 8' 6" min ( 4.88m max x 2.59m min )

Rear facing double glazed window, two wall lights, mounted electric heater, door to ensuite, built in double wardrobe with hanging rails and shelves.

### Ensuite

Walk in shower enclosure with shower over, pedestal wash hand basin, WC, recessed spotlights, ladder style radiator, part tiled walls, tiled flooring.

### Bedroom Two

12' 2" x 8' 3" ( 3.71m x 2.51m )

Rear facing double glazed window, three wall lights, wall mounted electric heater.

### Bathroom

Panel bath, wash hand basin, WC, recessed spotlights, part tiled walls, tiled flooring, extractor fan.

### Allocated Parking Space

One allocated parking space conveniently situated opposite the front entrance door.

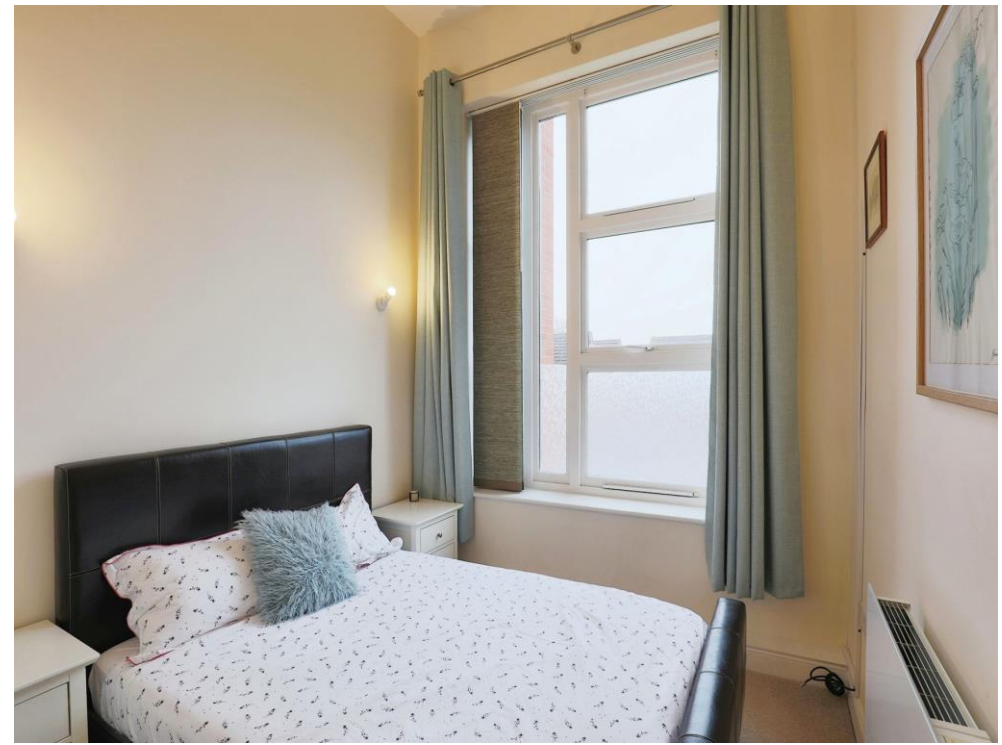
### Communal Garden

Lawned area with inset shrubs and

trees.

## Services

All mains services connected with the exception of gas.





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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**view this property online [connells.co.uk/Property/WOR314417](http://connells.co.uk/Property/WOR314417)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

#### directions to this property:

From Worcester City centre proceed in a westerly direction over the river bridge and onto New Road, continue along New Road cross over the traffic island and into The Bull Ring, cross over the traffic lights onto Bromyard Road continue past the next set of traffic lights and then at the next set of traffic lights turn left onto Watery Lane where you will find the property on your right hand side.

**EPC Rating: C**



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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