





# Elmfield Gardens Worcester WR5 2HF

for sale  
**£150,000**



## Property Description

A well presented apartment in a great location with easy access to town and out to the hospital and the main road. This apartment benefits from surrounding communal gardens, a separate garage, and its own private entrance.

This apartment comprises of a private entrance hall, good sized living area, kitchen, two bedrooms and a family bathroom.

## Communal Entrance Hall

## Sitting Room

14' 4" max x 17' 1" max ( 4.37m max x 5.21m max )  
Rear facing double glazed window, pendant ceiling light, two electric storage heaters. Door to inner hallway.

## Inner Hallway

Carpet flooring, Ceiling light pendant, access to living room, kitchen, bedrooms and bathroom.

## Kitchen

11' 6" max x 7' 5" ( 3.51m max x 2.26m )  
Rear facing double glazed window, pendant ceiling light, range of floor and wall mounted units, integrated cooker with cooker hood over, single bowl sink drainer unit, eye level unit housing boiler.

## Bedroom One

12' 11" x 12' 3" ( 3.94m x 3.73m )  
Carpet flooring, double glazed front facing windows, storage heater, ceiling pendant light, built in wardrobe

## Bedroom Two

9' 7" x 7' 9" ( 2.92m x 2.36m )  
Carpet flooring, double glazed front facing windows, storage heater, ceiling pendant light.

## Bathroom

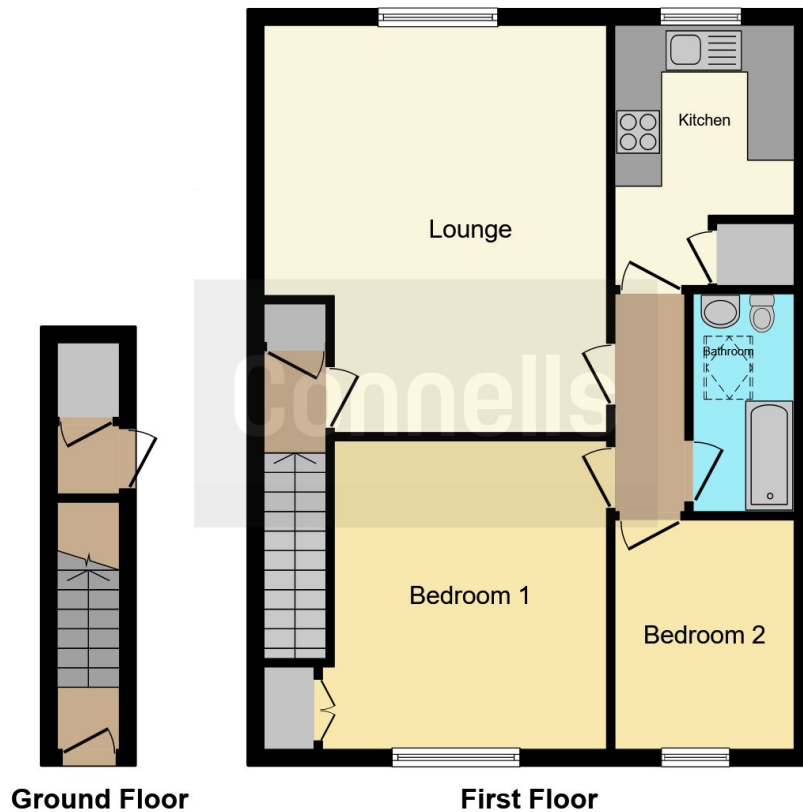
Tiled flooring, part tiled walls. WC, wash hand basin, bath with shower head attachment and glass door. Ceiling light and skylight window.

## Garage

## Ground Floor







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

**T 01905 611 411**  
**E worcester@connells.co.uk**

3 Foregate Street  
 WORCESTER WR1 1DB

**EPC Rating: E**

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This is a Leasehold property with details as follows; Term of Lease 147 years from 30 Jan 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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