

Property details approval form

4 St. Wulstans Court, Bath Road, Worcester, Worcestershire, England, WR5 3ED

Date: 15 July 2024

Property Ref and Version: WOR314729 - 0004

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£120,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002.

○ Key Features

- > Energy Rating: C
- > Apartment
- > Ground floor
- > Sought after Diglis location
- > Allocated parking
- > NO ONWARD CHAIN
- > Walking distance to City Centre

○ Short Description

A well presented ground floor apartment, situated in the sought after diglis location. The property is being offered with NO ONWARD CHAIN.

○ Long Description

A well presented ground floor apartment, located in the sought after Diglis location. The property briefly comprises; kitchen/living room, bathroom and bedroom. The property further benefits from an allocated parking space and is being offered with NO ONWARD CHAIN.

○ Directions

○ Agents Note

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○ Room Description

Ground Floor

Communal Entrance Hall

Kitchen/ Lounge

21' 10" x 18' 9" (6.65m x 5.71m)

Four front facing double glazed windows, wall and base units, electric oven, gas hob, extractor, sink and drainer unit, built in washing machine, space for a fridge/freezer, two double panel radiators, four spotlights and laminate flooring.

Bedroom One

10' 1" x 8' 7" (3.07m x 2.62m)

Front facing double glazed window, ceiling light, single panel radiator and laminate flooring.

Bathroom

Wash hand basin, W.C, shower over bath, towel radiator, extractor, fully tiled, three spotlights and laminate flooring.

Outside Front

There is a communal garden which is accessed via the communal entrance door.

Parking

The property benefits from having one allocated parking space.

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○ Room Description

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○ Property Images



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○ Property Images

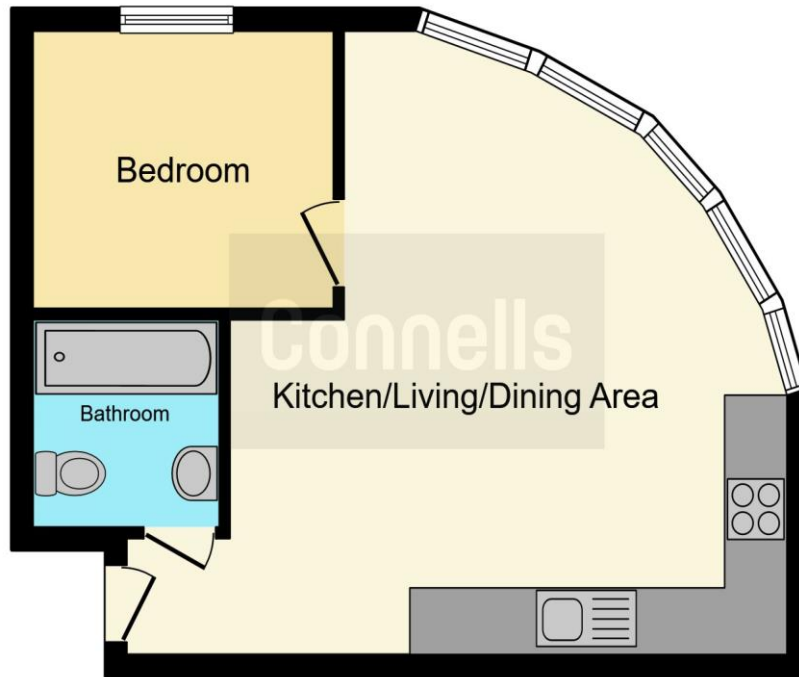
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○ Floor Plan



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.

○ Approval

Signature

Date

	Signature	Date
Alessandro Guida		
Miss C. Fowler		