



Brookside Terrace The Lane Worcester WR1 1AF

for sale offers over
£200,000



Property Description

A well presented first floor apartment overlooking the canal with accommodation comprising: communal entrance hall, private entrance hall, feature open plan living/ kitchen, master bedroom with en-suite, bedroom two, bathroom, balcony and allocated off road parking.

The property further benefits from having gas central heating, double glazing and a secure outside bike store.

Ground Floor

Communal Entrance Hall

Living Area

12' 8" x 16' 8" (3.86m x 5.08m)
Two ceiling lights, two radiators and carpet flooring.

Open Plan to the kitchen.

French doors leading to the balcony.

Balcony: The property benefits from a corner balcony with canalside views.

Kitchen

8' 3" x 8' 9" (2.51m x 2.67m)
Double glazed window, spotlights, wall and base units, stainless steel sink and drainer unit, under cupboard lighting, built in oven, hob, extractor, dishwasher and a fridge freezer.

Hallway

Ceiling light, two cupboards and a radiator.

Bedroom One

9' 7" x 17' 2" (2.92m x 5.23m)
Double glazed window, ceiling light, radiator and carpet flooring.

En-Suite

Wash hand basin, W.C, shower, part tiled walls and a chrome towel radiator.

Bedroom Two

14' 9" x 8' 1" (4.50m x 2.46m)
Double glazed French doors, ceiling light, radiator and carpet flooring.

Bathroom

W.C, wash hand basin, bath with shower, part tiled walls and an extractor.

Services

All main services are connected to the property.

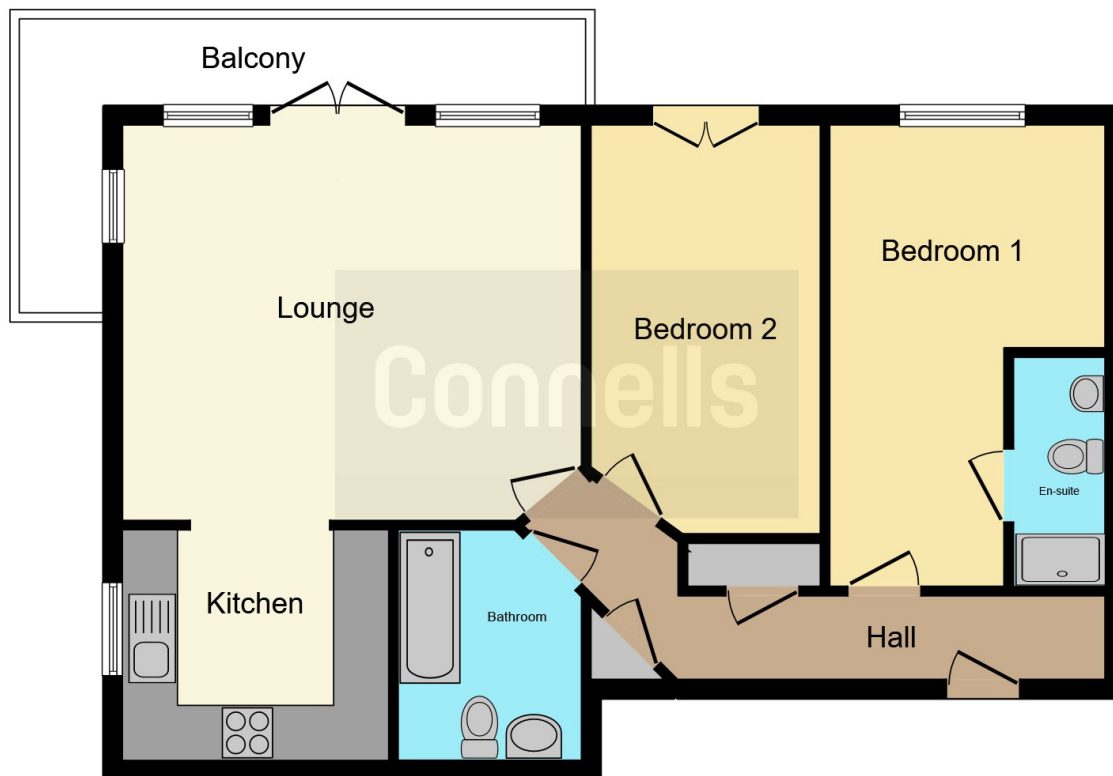
Parking

The property benefits from having one allocated parking space.

Lease:

Annual Ground Rent: £1,350
Annual Service Charge: £650
Length of Lease: 125 years from 01/01/2015





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: B Council Tax
 Band: C

Service Charge: 650.00 Ground Rent:
 1350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315224

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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