



Connells

Ingles Drive
Worcester



Property Description

Situated in a quiet and sought-after residential area, this well-presented one-bedroom first-floor flat on Ingles Drive offers an ideal opportunity for first-time buyers, investors, or those looking to downsize.

Accessed via a private entrance, the accommodation comprises a spacious living area with plenty of natural light, a well-equipped kitchen with ample storage, a generously sized double bedroom and a shower room.

The property further benefits from a private driveway offering off-road parking and a rarely available garage - perfect for additional storage or secure parking. Double glazing and heating ensure comfort and efficiency throughout.

Conveniently located close to local amenities, transport links, and with easy access to Worcester city centre, this property combines practicality with a peaceful setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how

the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Intercom system, ceiling light, thermostat, radiator, carpet flooring and a large cupboard.

Storage Cupboard

Living Area

12' 3" x 16' 4" (3.73m x 4.98m)
Two front facing double glazed windows, side facing double glazed window, two ceiling lights, two radiators and carpet flooring.

Kitchen

6' 9" x 13' 6" (2.06m x 4.11m)

Side facing double glazed window, spotlights, wall and base units, built in gas hob, oven, extractor, stainless steel sink and drainer unit, part tiled splashbacks and a radiator.

Bedroom One

11' 5" x 13' 3" (3.48m x 4.04m)

Front facing double glazed window, ceiling light, radiator and carpet flooring.

Shower Room

Spotlights, electric shower, wash hand basin, W.C, tiled walls, extractor and a radiator.

Outside

Outside there is a garage and a parking space in front.

Garage

8' 4" x 17' 6" (2.54m x 5.33m)

Services

All main services are connected to the property.

Leasehold:

Length of Lease: 125 years from 1st October 2004

Annual Ground Rent: £150

Annual Service Charge: £1300





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: C Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315491

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. 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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