



Connells

Colehurst Park
Lansdowne Walk Worcester

Colehurst Park Lansdowne Walk Worcester WR3 8JF

For Sale offers in the region of
£205,000



Property Description

Situated in the sought-after Colehurst Park development, this well-presented two-bedroom mid-floor flat offers modern living in a peaceful and well-maintained setting. Perfect for first-time buyers, downsizers, or investors, the property combines practicality with comfort in a convenient Worcester location.

Nestled within a quiet residential area, this flat benefits from excellent local amenities and transport links, with Worcester city centre, local shops, and motorway access all within easy reach.

Ground Floor

Upper Floor

Entrance Hall

Two ceiling lights, two cupboards and a radiator.

Living Area

18' 2" x 11' 5" (5.54m x 3.48m)
Front and side facing double glazed window, balcony, ceiling light, two wall lights and a radiator.

Kitchen

8' 9" x 14' 7" (2.67m x 4.45m)
Front facing double glazed window, two ceiling lights, wall and base units, stainless steel sink and drainer unit, part tiled walls, built in oven, hob, extractor, dishwasher and a washing machine.

Bedroom One

9' 9" x 13' 6" (2.97m x 4.11m)
Side facing double glazed window, ceiling light, built in wardrobe, radiator and carpet flooring.

Bedroom Two

7' 8" x 13' 9" (2.34m x 4.19m)
Side facing double glazed window, ceiling light, radiator and carpet flooring.

Bathroom

Ceiling light, W.C, wash hand basin, bath with mixer shower, part tiled walls, extractor and a radiator.

Outside

Outside Front

To the front of the property is an allocated parking space, further back is also a garage for the property. There is a communal entrance with stairs that lead up to the flat.

Outside Rear

To the rear of the property is a communal garden.

Services

All main services are connected to the property.

Leasehold:

Length of Lease: 999 years from 1st March 1987

Annual Ground Rent:0

Annual Service Charge: £960





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: 960.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315468

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2020. 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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