







## Property Description

Connells are pleased to offer an opportunity to purchase a retirement apartment in a superbly located complex, available at an attractive price to allow the new owners to make it their own.

Gheluvelt Court is situated on the outskirts of the city centre, with a selection of shops very nearby, whilst also being ideal for the bus connections to the heart of Worcester City.

The complex offers a range of facilities such as a beautifully maintained garden, a laundry room, residents lounge, a guest suite, a resident manager and a range of organised activities available allowing the residents to be part of this great community.

The apartment itself comprises of: Entrance hall with spacious built-in cupboard off, living room, fitted kitchen, double bedroom with built in wardrobe and a shower room.

The property also benefits from electric heating and double glazing throughout, along with emergency pull cords and a secure telephone entry system.

## Ground Floor

### First Floor

### Entrance Hall

Ceiling light, storage cupboard and carpet flooring.

## Living Area

19' 6" max x 10' 7" ( 5.94m max x 3.23m )

Side facing double glazed window, two wall lights, storage heater, electric fire, pull cord and carpet flooring.

## Kitchen

7' 7" x 7' 7" ( 2.31m x 2.31m )

Side facing double glazed window, ceiling light, wall and base units, integrated oven, hob, sink and drainer unit, partly tiled walls, pull cord and vinyl flooring.

## Bedroom One

13' 7" x 9' 2" ( 4.14m x 2.79m )

Side facing double glazed window, storage heater, fitted mirrored wardrobes, pull cord and carpet flooring.

## Bathroom

W.C, wash hand basin, extractor fan, pull cord, walk in shower and tiled walls.

## Outside

### Outside Front

To the front of the property and over the road is Residents Parking.

### Outside Rear

To the rear of the property there is a communal garden.

## Services

All main services are connected to the property with the exception of gas.

## Leasehold:

Length of Lease: 125 years from the 1st of November 1995

Annual Ground Rent: £476

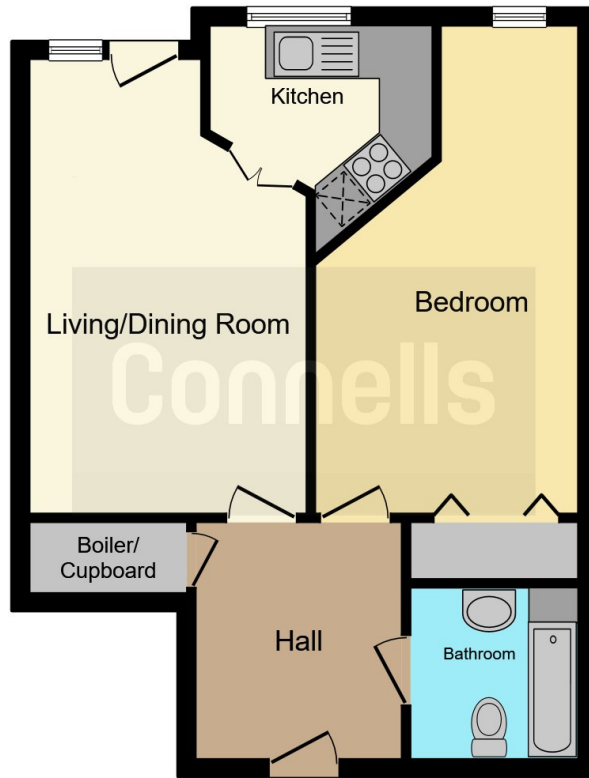
Annual Service Charge: £3,612

## Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 2524.20

Ground Rent:  
 476.70

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315636](http://connells.co.uk/Property/WOR315636)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1995. 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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