



**Connells**

Elgar Court Rainbow Hill  
Rainbow Hill Worcester

# Elgar Court Rainbow Hill

## Rainbow Hill Worcester WR3 8NF

**For Sale**  
**£110,000**



### Property Description

Connells welcome this one bedroom first floor flat to the market. This property comprises; entrance hall, living/ dining room, kitchen, bedroom and bathroom. The property benefits from having double glazing and its fantastic location where you are just a short walk from the city centre, this must be seen, do not miss out!

### Ground Floor

#### Entrance Hall

Two pendant ceiling lights, storage heater and laminate flooring.

Door to living/ dining room, kitchen, bedroom and bathroom.

#### Living Area

16' 9" x 10' 4" ( 5.11m x 3.15m )  
Rear and side facing windows, ceiling light, storage heater and laminate flooring.

#### Kitchen

7' 4" x 11' 1" ( 2.24m x 3.38m )  
Rear facing window, fitted kitchen with a range of wall and base units, one and a half bowl stainless steel sink/ drainer, electric oven, electric hob, plumbing for washing machine, space for fridge freezer, strip spot lights and laminate flooring.

#### Bedroom One

13' 7" x 8' 9" ( 4.14m x 2.67m )  
Side facing window, ceiling light, storage heater, built-in wardrobe and laminate flooring.

### Bathroom

Front facing opaque glazed window, electric shower over bath with shower screen, pedestal wash hand basin with mixer taps, WC, pendant ceiling light, electric radiator and lino flooring.

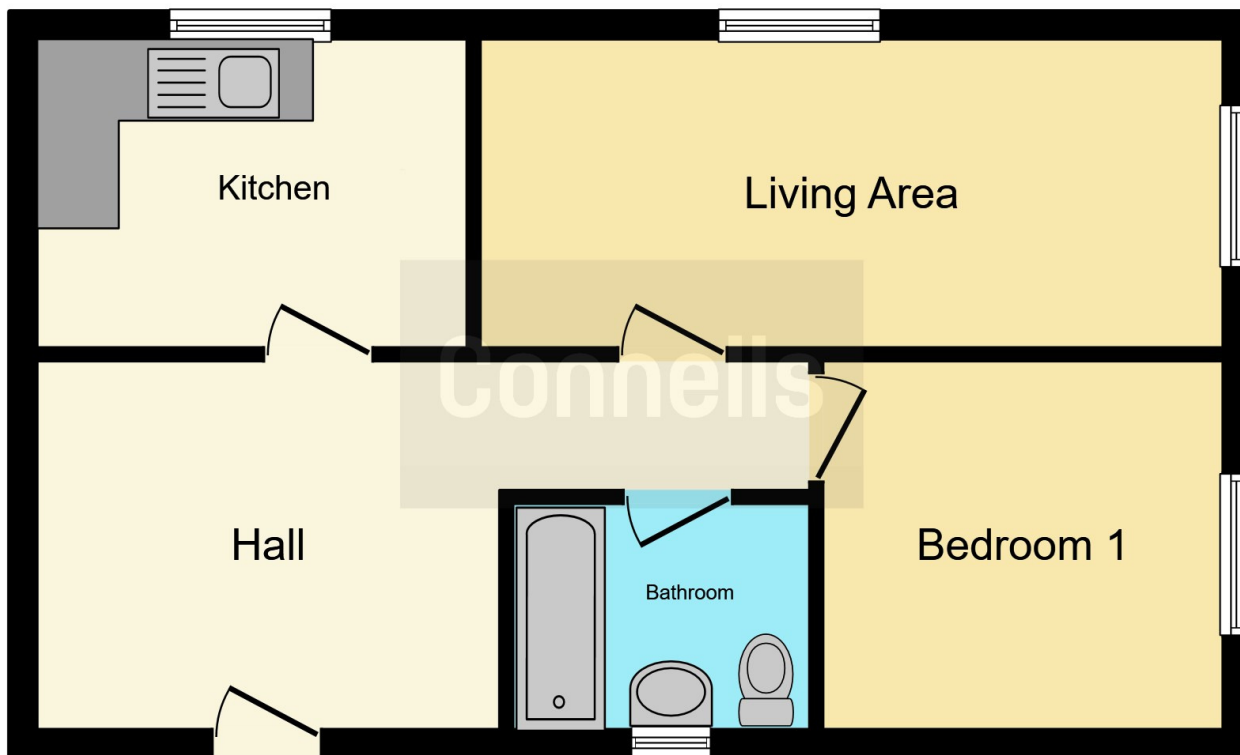
### Services

All mains with the exception of gas are connected to the property.

### Leasehold

Length of Lease: 999 years from 01/01/1975  
Annual Ground Rent & Annual Service Charge: £1,020





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: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 1020.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315628](http://connells.co.uk/Property/WOR315628)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1975. 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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Property Ref: WOR315628 - 0001

