



Connells

Bridgewater House Blackpole Road
Worcester

Bridgewater House Blackpole Road Worcester WR4 9FH

For Sale
£120,000



Property Description

Connells are delighted to present this spacious two-bedroom, lower ground floor apartment in the ever sought after area of Worcester. With a large lounge/kitchen ensuite, modern fittings through-out, utility cupboard, courtyard outside and allocated parking.

Property comprises:

Communal entrance hall, private entrance hall, utility cupboard, family bathroom, two double bedroom and living room/kitchen.

Location

This property is situated in Blackpole which offers a wealth of amenities. There is the Elgar retail park with Dunelm, Next home, Home Sense, Marks and Spencer Food Hall, Lidl, Currys, Pets at Home and Homebase as well as KFC and McDonalds. Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Property

Bridgewater House was converted into apartments by Seven Capital to a high standard. There are clean and light communal areas, lift and this property has an allocated parking space and courtyard outside space.

Apartment

Entrance Hall

Door to cupboard housing the hot water tank and space and plumbing for the washing machine. Doors to sitting room, bedroom and bathroom. wood laminate flooring.

Open Plan Living Space

13' x 14' 8" (3.96m x 4.47m)

Three side facing windows, door to courtyard space, a range of wall and base units, integral fridge/freezer, electric hob and oven, stainless steel. Tv point, electric heater, wood laminate flooring.

Bedroom One

10' 3" x 14' 9" (3.12m x 4.50m)

Front facing window, electric heater, door to en-suite.

Ensuite

Walk in shower cubicle, WC, wash hand basin, heated towel, spotlights, tiled floor.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Side facing window, electric heater.

Bathroom

White suite with paneled bath, WC, wash hand basin, part tiled walls, spotlights, heated towel rail, part tiled walls, tiled floor.

Outside

To the outside is a block paved courtyard.

Communal Areas

The property has landscaped areas outside and is entered via secure doors and has security entrance phone.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL305469

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.

directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive, at the roundabout turn right, at the next roundabout turn left. Continue along Tolladine Road, taking the second exit on the right into Ambleside Drive. Follow the road to the end, turning left onto Brickfields Road, continue along Brickfields Road, turning right into Blackpole Road. Continue for some time and Bridgewater House is found on the right hand side.

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1850.00

Ground Rent:
 250.00

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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