



**Connells**

Bridgewater House Blackpole Road  
Worcester



### Property Description

Bridgewater House was converted by Seven Capital and has a modern feel being close to amenities and junction 6 of the M5.

This ground floor apartment comprises; communal entrance, entrance hall, living room/ kitchen, two double- bedrooms and bathroom. The property benefits from having allocated parking and ground floor balcony leading to communal gardens

### Location

This apartment 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.

### Accommodation Details

The property comprises a communal entrance hall, private entrance hall, open plan kitchen/sitting room, two bedrooms, bathroom, allocated parking for one vehicle.

### Entrance Hall

Two spotlights, electric radiator, smoke alarm, service hatch, intercom system, telephone point and wooden flooring.

Doors to living room/ kitchen, both bedrooms, bathroom and airing cupboard housing hot water tank also with space for washing machine.

### Open Plan Kitchen/sitting Room

Rear facing window, two pendant ceiling lights, two electric radiators, telephone point, television point and laminate flooring.

Fully glazed UPVC door to outside rear.

### Kitchen

Three spotlights, fitted kitchen with a range of wall and base units, work surfaces, single bowl stainless steel sink/ drainer, electric oven, electric hob with integrated cooker hood, integrated fridge freezer.

### Bedroom One

Two rear facing windows with fitted blinds, pendant ceiling light, electric radiator, television point, telephone point and carpet flooring.

### Bedroom Two

Rear facing window with fitted blinds, pendant ceiling light, electric radiator, telephone point, television point and carpet flooring.

### Bathroom

Part tiled splashback tiling, shower over bath with mixer taps, wall mounted wash hand basin, extractor fan, WC, two spotlights, chrome towel rail and tiled flooring.

### Outside

Balcony leading to communal gardens.

### Parking

Allocated parking space.

### Services

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





To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306120](https://connells.co.uk/Property/WVL306120)**

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: 1800.00	Ground Rent: 125.00
---------------	---------------------	-------------------------	---------------------

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.