



BRIDGEWATER  
— HOUSE —

PRIVATE PARKING

Connells

Bridgewater House  
Blackpole Road



### Property Description

An opportunity to purchase an investment property that has access to Worcester City Centre, major employers with Mazak and Worcester Bosch close. The M5 motorway is close and the property benefits from having two double bedrooms, shower room and bathroom.

There is uPVC double glazing and allocated parking.

### 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 is ideal for tenants having two double bedrooms and shower room and bathroom. There is open plan living and viewed over the city. The property has fitted appliances and benefits from electric heating and communal gardens, bike storage There is allocated parking.

### Entrance

Bridgewater House is access by automatic doors leading into a lobby with post boxes and door leading to communal halls, with lift and stairs access. The apartment is on the third floor.

### Apartment

#### Wooden Door Into

#### Living/Dining/Kitchen

15' 7" x 14' 9" ( 4.75m x 4.50m )  
Two front facing uPVC windows, kitchen with stainless steel single drainer sink unit, single electric oven, electric hob, range of eye and floor mounted units, integral fridge freezer. Cupboard housing space and plumbing for washing machine, emersion heater serving hot water, recessed spotlights, wood laminate flooring, two electric heaters, doors to two inner lobbys.

#### Inner Lobby One

Light, wall mounted electric heater, wood laminate flooring, door to bathroom and bedroom,

#### Bedroom One

9' 1" x 10' 8" ( 2.77m x 3.25m )  
Two front facing uPVC windows ceiling light, wall mounted electric heater, wood laminate flooring.

#### Bathroom

White suite with bath, WC and wash hand basin, recess spotlights, part tiled walls, tiled floor, chrome ladder style heater.

#### Second Inner Lobby

Ceiling light, wall mounted electric heater, doors to shower room and bedroom two.

#### Bedroom Two

10' 9" x 10' 9" ( 3.28m x 3.28m )  
Two front facing uPVC windows, ceiling light, wall mounted electric heater, wood laminate flooring.

### Shower Room

Double walk in shower cubicle, wash hand basin, WC, chrome ladder style heated towel, recess spotlights, part tiled walls, tiled flooring.

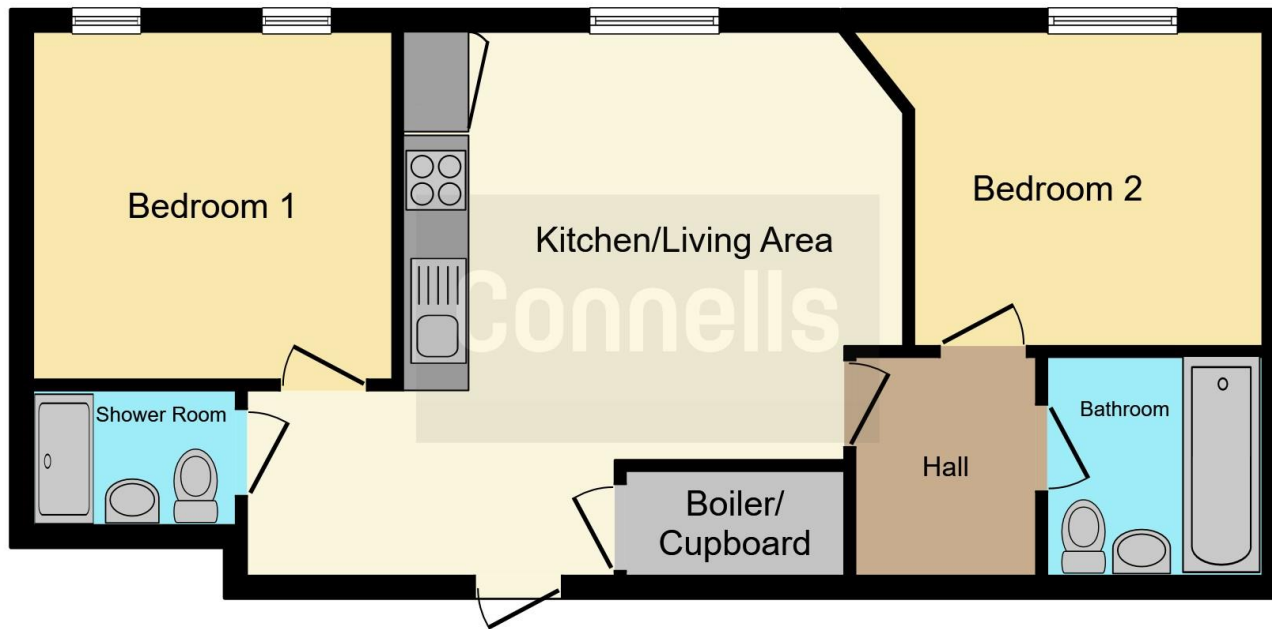
### Outside

To the front of the property is parking with an allocated space for the apartment. To the rear is a communal lawned garden, bike store and bin store.

### Services

All services apart from gas are connected.





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)

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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 sometime and Bridgewater House is found on the right hand side.

**EPC Rating: C**

Tenure: Leasehold



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Property Ref: WVL306823 - 0002