



**Connells**

Water Croft  
Long Meadow





## Property Description

A first floor apartment situated in the popular location of Long Meadow, Warndon Villages offering sitting room, kitchen, two bedrooms and bathroom. The property further benefits from having an allocated parking space situated at the front of the building.

## Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

## Accommodation Details

The property comprises of communal entrance hall, private entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property further benefits from having an allocated parking space.

## Communal Entrance Hall

Door into hall, stairs to first floor and private front door.

## Private Entrance Hall

Doors to sitting room, kitchen, both bedrooms and bathroom. Airing cupboard housing hot water tank, intercom system, two ceiling lights, electric heater.

## Sitting Room

12' 4" max x 15' ( 3.76m max x 4.57m )  
Front facing double glazed window, pendant ceiling light, electric heater, service hatch into kitchen.

## Kitchen

7' 5" x 8' 1" ( 2.26m x 2.46m )  
Fitted kitchen with a range of floor mounted and eye level units, one and a half bowl sink drainer unit, single electric oven, electric hob with cooker hood over, plumbing for washing machine, space for fridge freezer, service hatch through to sitting room, ceiling light.

## Bedroom One

8' 9" x 11' 3" into wardrobe ( 2.67m x 3.43m into wardrobe )  
Rear facing double glazed window, ceiling light, electric heater, built in wardrobe.

## Bedroom Two

7' 7" x 7' 4" ( 2.31m x 2.24m )  
Rear facing double glazed window, ceiling light, electric heater.

## Bathroom

Panel bath with electric shower over, WC, wash hand basin, ceiling light.

## Parking

Allocated parking space to the front of the building.

## Services

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





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

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306209](http://connells.co.uk/Property/WVL306209)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 1992. 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 right onto Mill Wood Drive and follow the road to the junction, turn left onto Plantation Drive and then take the second exit onto Marsh Avenue. Follow the road round and then turn right onto Water Croft. The building is on your left hand side as you approach the car park.

**EPC Rating: C**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL306209 - 0002