

Philip Laney & Jolly

15 Rectory Place Wylds Lane, Worcester, WR5 1DA

Guide Price £170,000

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Philip Laney & Jolly Worcester are pleased to present this two double bedroom first floor apartment, situated within the sought after Rectory Place development, a Grade II Listed building in the heart of Worcester city centre. Offering an excellent opportunity for first time buyers and investors alike, the property also benefits from a share of the freehold.

The accommodation is arranged around an open plan lounge, kitchen and dining area, providing a practical and versatile living space. The kitchen is fitted with a range of units and offers good storage and work surface space while opening into the living and dining area.

There are two double bedrooms, each benefiting from its own ensuite. The principal bedroom features an ensuite shower room, while the second bedroom is served by an ensuite bathroom fitted with a bath, offering flexibility for a variety of purchasers.

Further benefits include gas fired central heating, communal gardens and the added advantage of a share of the freehold.

Conveniently located within Worcester city centre, the property is well placed for a wide range of shops, restaurants, cafes and leisure facilities. Worcester Foregate Street and Worcester Shrub Hill railway stations are both easily accessible, while the nearby M5 motorway provides convenient links to Birmingham, Bristol and the surrounding areas.

Call PLJ Worcester to arrange a viewing.

EPC: D Council Tax Band: C Tenure: Leasehold

Communal Entrance
Vehicular and pedestrian gates open into carpark area with bin and bike store. Passageway leads to original Grade II listed block with intercom system and communal front door. Stairs lead up to first floor from impressive internal lobby area with Parquet flooring.

Entrance Hall
A spacious area with two obscure glazed windows. Velux window. Storage cupboard. Ceiling spotlights. Intercom handset and doors off to open plan lounge/kitchen/diner and both bedrooms.

Open Plan Lounge/Kitchen/Diner
Two windows to courtyard aspect. Velux window. Ceiling spotlights and two radiators.

Kitchen
Kitchen fitted with a range of wall and base units with roll-top worksurface over. Space for fridge and freezer and space and plumbing for washing machine. Integrated slimline dishwasher, gas hob and oven with extractor over. Stainless steel sink and drainer. Wall mounted gas boiler.























Bedroom One
Large window to courtyard aspect. Built-in wardrobe. Ceiling spotlights and radiator. Door to:

Ensuite Bathroom
Obscure glazed window. Bath with shower attachment over, dual flush WC and pedestal wash hand basin. Extractor, ceiling spotlights and radiator.

Bedroom Two
Two windows to courtyard aspect. Built-in wardrobe. Radiator and door to:

Ensuite Shower Room
Shower cubicle, dual flush WC and pedestal wash hand basin. Shaver point and extractor. Heated towel rail.

Outside
Rectory Place has an attractive enclosed garden comprising of lawn and established beds and borders in an elevated position. Positioned in secure grounds with a bike store and terraced area.

Parking
Parking for the property is on road parking

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold. Details to be confirmed.
We understand there are 103 years remaining on the lease and a service charge of £627.20 per quarter.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : C
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Broadband
We understand currently that Full Fibre Broadband is available to order now at this property.

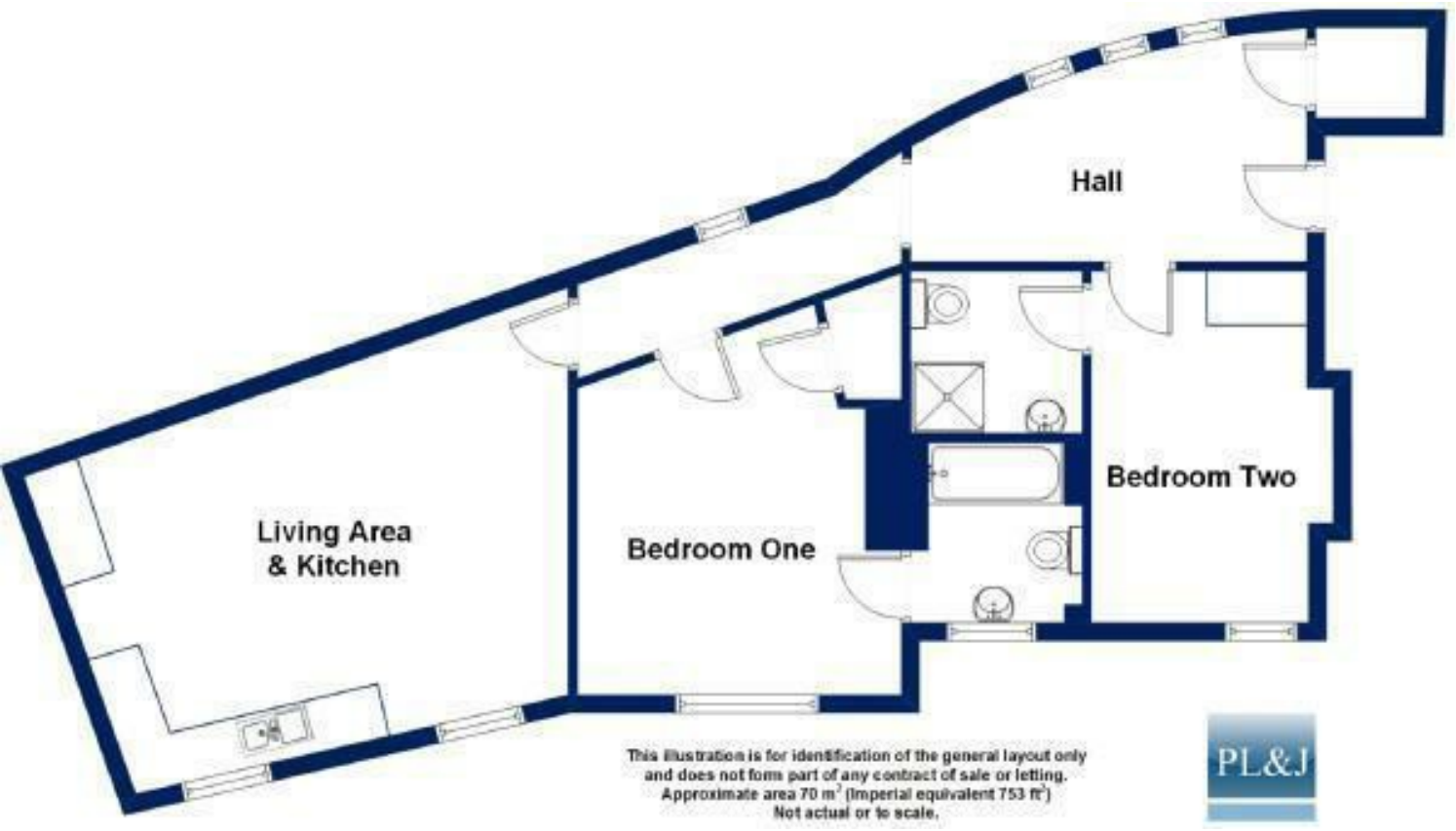
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

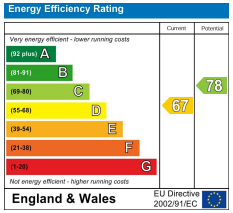
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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