Philip Laney & Jolly



27 Badger Gardens, Worcester, WR5 3TG

Offers In Excess Of £120,000

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PLJ Worcester are pleased to being to the market situated in Badger Gardens, Worcester, this beautifully presented ground floor apartment which offers a delightful living experience. With one bedroom equipped with built in wardrobe and a well-appointed bathroom, this property is perfect for individuals or couples seeking a comfortable home.

The heart of the apartment is the welcoming and open plan living room and kitchen space that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

Situated in the popular residential location of St Peters, this property is conveniently within walking distance to a variety of local amenities, ensuring that daily necessities are easily accessible. Additionally, the close proximity to major travel networks, including the M5 and Worcester Parkway Station, makes commuting and exploring the surrounding areas a breeze.

For those with a vehicle, the apartment includes parking for one car, adding to the convenience of this lovely home. Whether you are a first-time buyer, investor or looking to downsize, this one-bedroom apartment in Badger Gardens presents an excellent opportunity to enjoy comfortable living in a desirable location.

EPC: D Council Tax Band: A Tenure: Leasehold

Hallway
Airing cupboard. Ceiling light point.

Living/Dining Room
Double glazed windows to front aspect. Ceiling light point and electric heater. Archway leading to:

Kitchen Area
Double glazed window to side aspect. Fitted with a range of matching wall and base units with work surface over. Stainless steel sink and drainer. Tiled splashbacks. Integrated cooker and hob, space for fridge freezer, space and plumbing for washing machine. Breakfast bar. Ceiling light point.

Bedroom
Double glazed window to front aspect. Built-in wardrobe. Ceiling light point and electric heater.

Bathroom
Tiled bath with electric shower over, vanity unit inset with wash hand basin and low level WC. Tiled splashbacks. Ceiling light point and extractor fan. Electric fan heater.

















Parking
There is one allocated parking space for the property.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold.
We believe there are 964 years remaining on the lease and a service charge of £65 per month.

Services
Mains electricity, 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 : A
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.

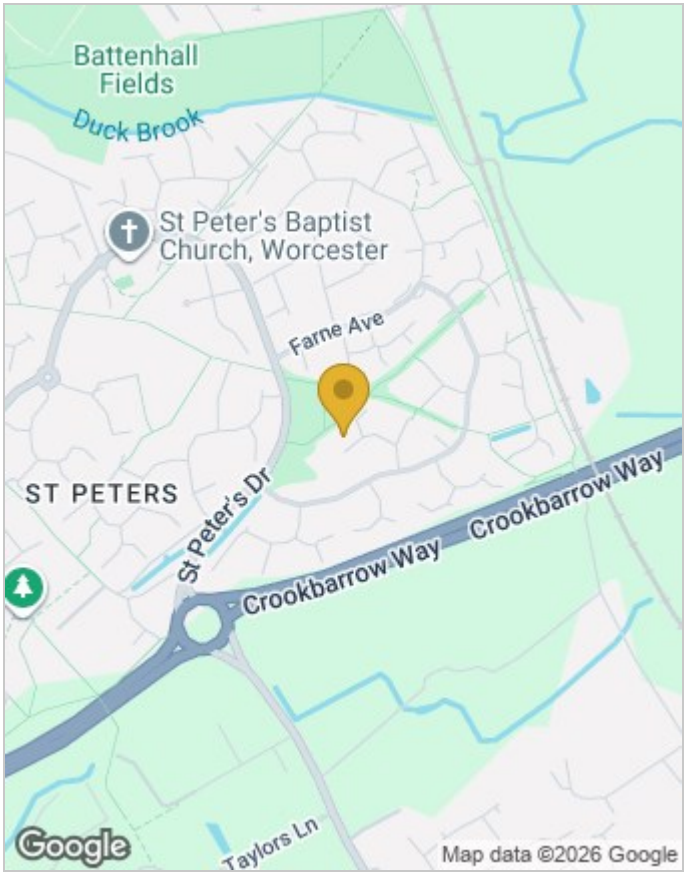
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

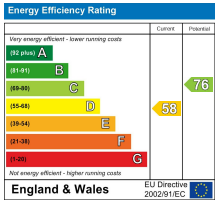
Agents Note
Please note there is currently a subsidence claim on the property going through with insurers due to a neighbouring tree which they are in discussions with about getting removed. For any further information please contact us.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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