



Lockwheel House Woodhouse Close, Worcester, WR5 3FT
Guide Price £215,000



Philip Laney & Jolly Worcester are delighted to present this immaculately presented and well-maintained two double bedroom ground floor apartment, ideally situated within the highly sought-after Diglis development.

Enjoying a desirable riverside setting close to the River Severn, the property is conveniently positioned for access to Worcester city centre, which is approximately a 10-15 minute walk along the river. The city centre offers an excellent range of shops, cafés, bars, restaurants and leisure facilities, whilst the riverside location provides a pleasant and peaceful setting.

Inside, the accommodation comprises an entrance hall with a useful storage cupboard, leading to a superb open-plan living, dining and kitchen area. The modern kitchen is fitted with a range of wall and base units, including a range of integrated appliances. Two spacious double bedrooms, with the principal bedroom benefiting from an en-suite shower room comprising a double shower cubicle, pedestal wash hand basin and low-level WC. The main bathroom features a panelled bath with shower over, pedestal wash hand basin and low-level WC.

The combination of a popular development, attractive riverside surroundings and easy access to the city centre makes this an excellent opportunity for a range of buyers.

Further benefits include an allocated parking space within the secure parking area with electronic gates, double glazing and gas central heating.

EPC: C Council Tax Band: C Tenure: Leasehold

Hallway

Ceiling spotlights. Radiator. Storage cupboard. Door off to all rooms.

Kitchen

Matching wall and base units with work surfaces over. Integrated oven with gas ring hob above and extractor fan over. Integrated fridge-freezer and dishwasher. Ceiling spotlights. Stainless steel one and a half bowl sink and drainer.

Living Room

Ceiling light points. Radiators. Double glazed windows. Open plan into kitchen.

Bathroom

Panelled bath with mains fed shower over. Tiled walls. Pedestal wash hand basin. Low level WC. Ceiling spotlights.

Bedroom One

Ceiling light point. Radiator. Double glazed window.

En-suite

Low level WC. Pedestal wash hand basin. Shower cubicle with mains fed shower. Tiled walls. Ceiling spotlights.

Bedroom Two

Ceiling light point. Radiator. Double glazed window.

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).

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.





Floorplan

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.

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.

Tenure

We understand (subject to legal verification) that the property is Leasehold.

Lease Start Date: 19 Nov 2015

Lease End Date: 01 Jan 2136

Lease Term: 130 years from 1

January 2006

Term Remaining: 109 years

Ground Rent based on 01/01/2026 to 31/12/2026: £251.42

Service Charges Payable every 6 months based on the most recent charge 01/07/2026 £687.06 and 01/07/2026 to 31/12/2026 £196.27

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664 Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband

We understand currently cabinet broadband is available to order at this property.

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

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

Parking

Parking for the property is an allocated space in the car park secured via electric gates.

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>

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

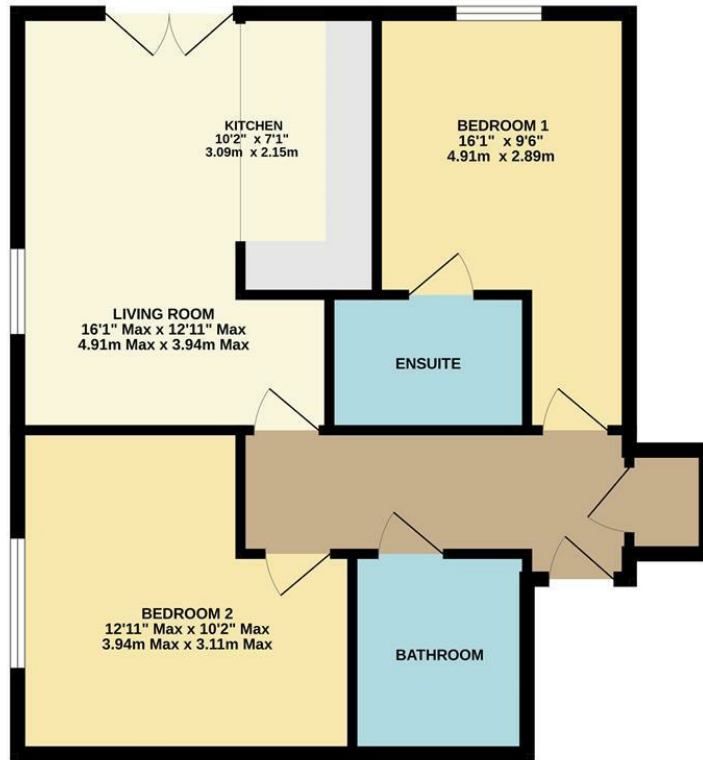
Vodafone- Good outdoor and in-home

Property to sell?

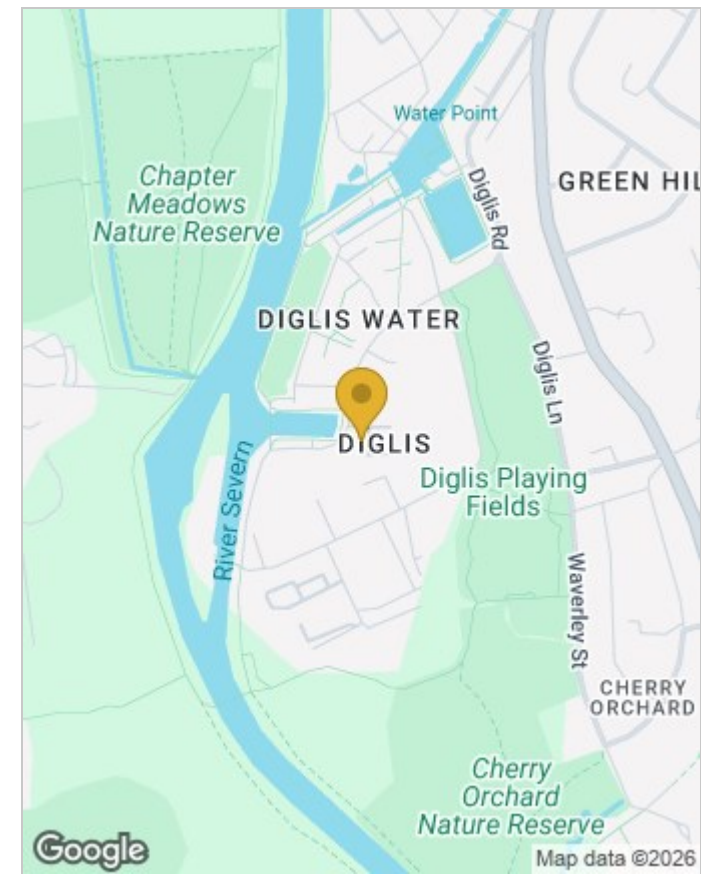
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02 plus A			
01-01 B			
00-00 C		79	79
00-00 D			
00-00 E			
00-00 F			
00-00 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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<https://www.pljworchester.co.uk/>