

Philip Laney & Jolly

Flat 7 Bishops House Lansdowne Crescent, Worcester, WR3 8JH

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PLJ Worcester are delighted to present this well presented and most spacious two bedroom first floor apartment, set within a highly characterful and historic Grade II Listed building, conveniently located within walking distance of the City Centre. The property enjoys the added benefits of communal parking and attractive, well maintained communal gardens.

The accommodation briefly comprises a welcoming entrance hall, a generous sitting room dining room, a fitted kitchen, two well proportioned bedrooms, a refitted bathroom, and a separate cloakroom.

Externally, the apartment enjoys a private sun balcony, communal parking, and access to beautifully kept communal gardens.

The property is approached via a gravelled driveway leading to the main entrance, opening into an impressive communal hallway with a grand staircase rising to the first floor.

The entrance hall provides access to all principal rooms and features useful built in storage and an intercom system. The cloakroom is fitted with a low level WC and pedestal wash hand basin.

The kitchen is well appointed with a range of base and wall units, an integrated oven with gas hob and extractor, and space for additional appliances, along with a wall mounted Worcester Bosch central heating system.

The superb sitting room dining room is a particularly impressive space, retaining original period detailing including picture rails and coving, and sash windows to the front and side elevations offering delightful views across the city and towards the Abberley Hills.

The bathroom is fitted with a white suite including a bath with shower over, complemented by tiled flooring and contemporary fittings.

Bedroom two is a good sized double room with a front aspect sash window and original features, while the principal bedroom is an imposing and elegant space with built in storage and French doors opening onto a private sun balcony.

EPC: C Council Tax Band: A Tenure: Leasehold

Communal Entrance Hall
With grand staircase leading up to first floor and door providing access into:

Entrance Hall
With wall light points, radiator, telephone intercom point, useful built-in storage, doors to Sitting Room/Dining Room, refitted Bathroom, Bedrooms, airing cupboard and door to:

Kitchen
Lino flooring. Range of wall and base units. Gas hob. Electric oven and extractor fan. Tiled splashback. Window with secondary glazing facing font aspect. Radiator with thermostat. Stainless steel sink. Combi boiler. Space and plumbing for washing machine. Space for fridge.

Living room
Carpet flooring. Dual aspect windows secondary glazing. Wall lights. Radiators with thermostats.

W C
Wash hand vanity unit. Low level WC. Tiled splashback. Tiled floor.

Bedroom One
Carpet flooring. Double doors leading to balcony. Built in storage. Wall lights. Radiator.

Bedroom Two
Carpet flooring. Secondary glazed window to font aspect. Radiator with thermostat.

Bathroom
Wash hand vanity unit. Panelled bath. Tiled walls. Tiled floor.























Parking
Parking for the property is provided with communal parking.

Outside:
The property benefits from private sun balcony with glorious views towards the Abberley Hills in the distance, use of communal gardens and communal parking space. The communal gardens are made up of lawned plus shrub areas, offering privacy from surrounding areas.

Tenure - Leasehold
We understand (subject to legal verification) that the property is Leasehold.
The existing lease is currently 80 years remaining. (The vendor is open to extending this subject to agreed sale price)

Ground Rent £50 per annum payable every 6 months due 1st April and 1st October
Service charge currently £172.98 pcm includes building insurance, external maintenance and communal area maintenance

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.

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.

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).

Broadband
We understand currently Full Fibre Broadband is available at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

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, variable in-home
O2- Good outdoor
Three-UK- Good outdoor
Vodafone- Good outdoor, variable in-home

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.

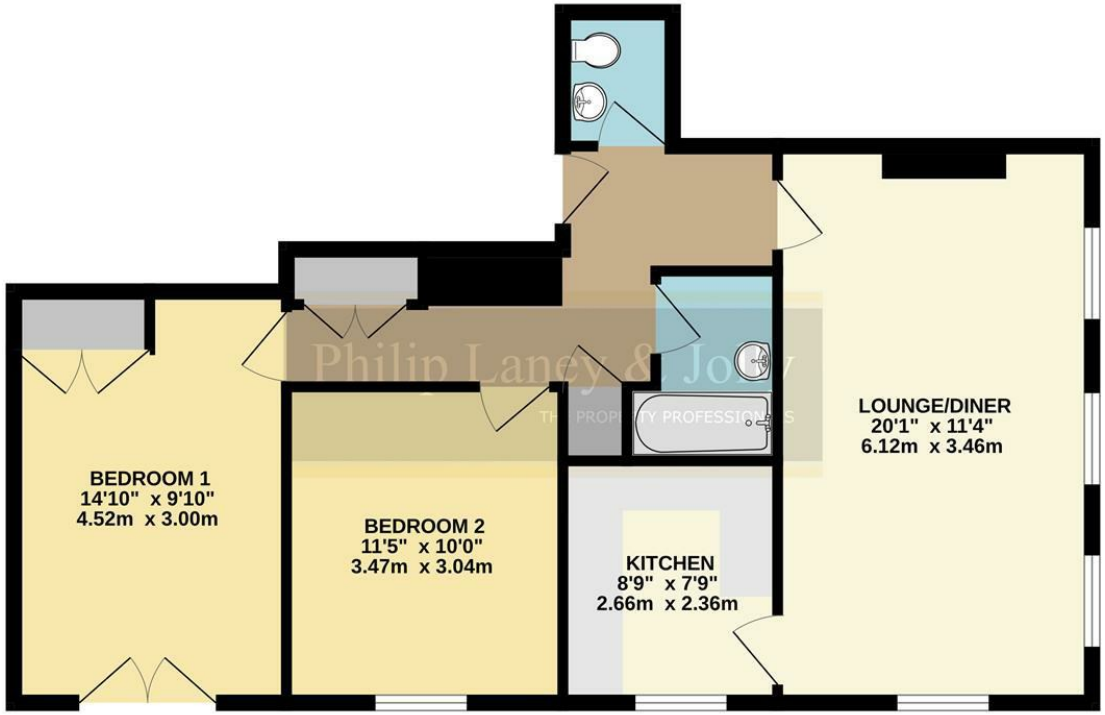
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

Property to sell?
If you have a property to sell in Malvern 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 Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

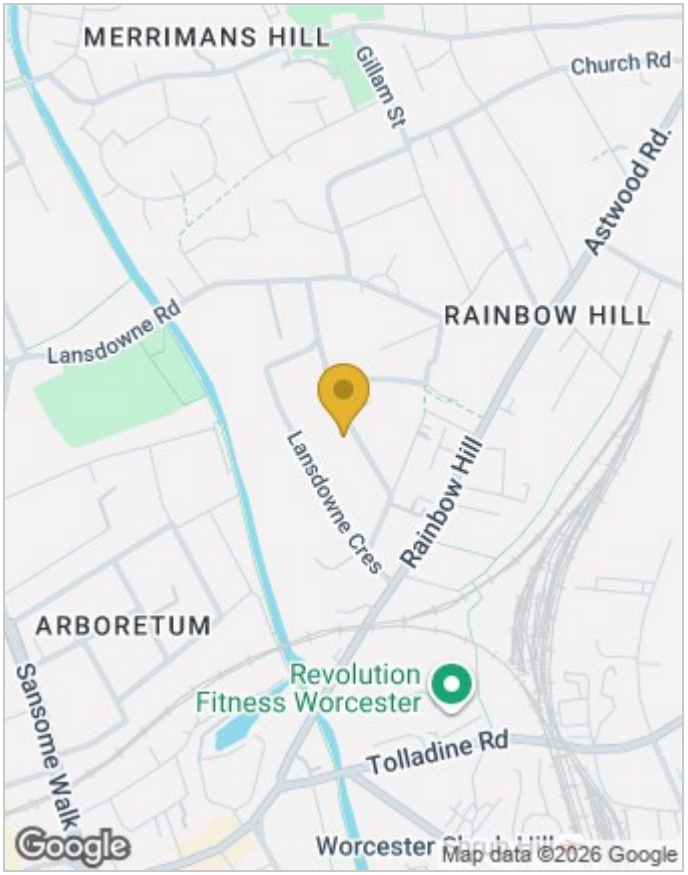
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

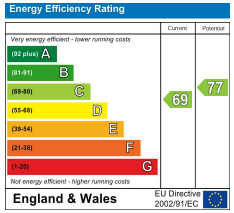
What Three Words
Snail Sung Quite

FIRST 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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