



Connells

Elmfield Gardens
Worcester



Property Description

A spacious two-bedroom ground floor apartment situated within the popular and conveniently located Elmfield Gardens, Worcester.

The property offers well-proportioned accommodation throughout, comprising an entrance hallway, a spacious living room, a fitted kitchen with a range of base and wall units, two bedrooms and a bathroom. The principal bedroom benefits from generous floor space, while the second bedroom is ideal for a guest room, home office or nursery.

Further advantages include a private en bloc garage, providing secure storage or parking, along with additional off-road parking. The flat also enjoys easy ground floor access, making it particularly appealing to a range of buyers including first-time purchasers, downsizers and investors.

Elmfield Gardens is conveniently positioned for local amenities, transport links and Worcester city centre.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Ground Floor

Entrance Hall

Living Area

17' 1" x 14' 7" (5.21m x 4.45m)
Front facing double glazed window, ceiling light, electric fire, storage cupboard, carpet flooring and underfloor heating.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)
Front facing double glazed window, ceiling light, wall and base units, integrated washing machine, oven and hob, extractor hood, stainless steel sink and drainer unit, part tiled walls and tiled flooring.

Bedroom One

13' x 10' 9" (3.96m x 3.28m)
Rear facing double glazed window, ceiling light, storage heater and carpet flooring.

Bedroom Two

9' 9" x 7' 7" (2.97m x 2.31m)
Rear facing double glazed window, ceiling light, storage heater and carpet flooring.

Bathroom

Side facing double glazed window, ceiling light, W.C, wash hand basin, walk in shower, towel radiator, tiled walls and vinyl flooring.

Outside

Outside Front

There is an En-bloc garage at a lower level to the front of the properties.

From the garage, there are steps up to the path that leads to the front of the house.

Outside Rear

There is communal garden space.

Services

All mains are connected to the property.

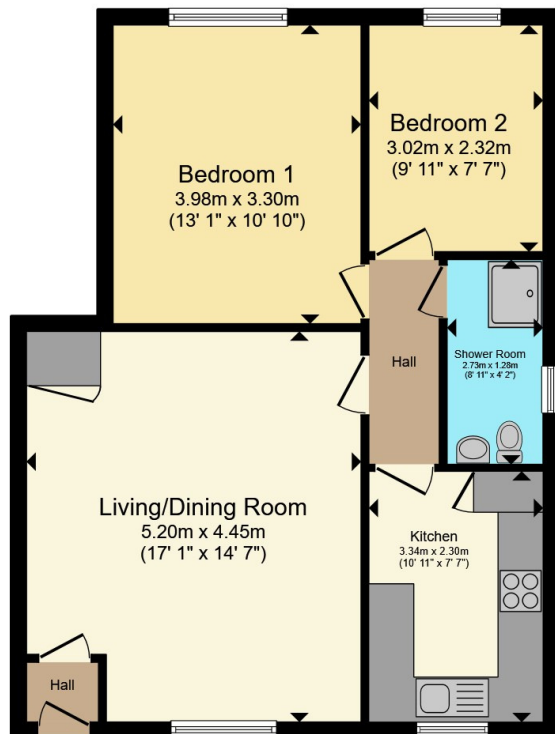
Leasehold:

Length of Lease: 999 years from 29th September 1967

Annual Ground Rent: £0

Annual Service Charge: £900





Total floor area 59.1 m² (636 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: E Council Tax
Band: A

Service Charge: 900.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315632

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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