Philip Laney & Jolly

Harry Davis Court Armstrong Drive, Worcester, WR1 2AA

Guide Price £245,000

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Philip Laney and Jolly Worcester are delighted to present this two-bedroom apartment, ideally situated on the sought-after Armstrong Drive in Diglis, Worcester. Offering contemporary living, generous accommodation, and riverside views, this impressive home perfectly blends style, comfort, and convenience.

The property features two double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, while a stylish family bathroom serves the rest of the apartment. Positioned on the riverside of the development, the apartment enjoys picturesque views, providing a peaceful setting to relax and unwind.

At the heart of the home is a bright, open-plan living, dining, and kitchen area, creating the perfect space for both everyday living and entertaining. Designed with modern lifestyles in mind, the layout is both practical and inviting.

Ideally located within walking distance of Worcester city centre, you will have a fantastic selection of shops, cafés, restaurants, and leisure facilities close by, along with scenic riverside walks.

Combining a desirable location, beautiful views, and well-proportioned accommodation, this superb apartment is an excellent opportunity for first-time buyers, professionals, investors, or those looking to downsize. Early viewing is highly recommended.

EPC: C Council Tax Band: C Tenure: Leasehold

Hallway
Double width airing cupboard. Intercom system. Karndean Flooring and two ceiling light points. Doors off to:

Living Room
Double glazed French doors opening to Juliette balcony, enjoying views of the river. Karndean flooring. Ceiling spotlights and extractor fan.

Kitchen Area
Kitchen fitted with modern wall and base units with work surface over. Integrated fridge freezer, dishwasher, fan oven, induction hob with extractor over and microwave. One and a half bowl stainless steel sink. Under cupboard lighting and tiled flooring. Ceiling spotlights.

Bedroom One
Double glazed window to side aspect. Storage cupboard and built-in wardrobe. Ceiling light point.

En-Suite
Double shower cubicle with mains fed shower, wall mounted wash hand basin and low level WC. Chrome heated towel rail. Tiled walls and flooring. Mirrored wall storage unit with under cupboard lighting. Extractor fan and ceiling spotlights.

Bedroom Two
Double glazed windows to front aspect enjoying views of the river. Built-in wardrobe. Ceiling light point.

Bathroom
Panelled bath with mains fed shower, wall mounted wash hand basin and low level WC. Chrome heated towel rail. Tiled splashbacks and flooring. Extractor fan and ceiling spotlights.

Parking
There is one allocated under ground parking space.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold.
The lease length is 125 years with 112 years remaining on the lease.
The ground rent is £200 per annum.
The service charge is £1800 per annum.

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 : 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).

Broadband
We understand currently that Fibre to the Cabinet 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

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

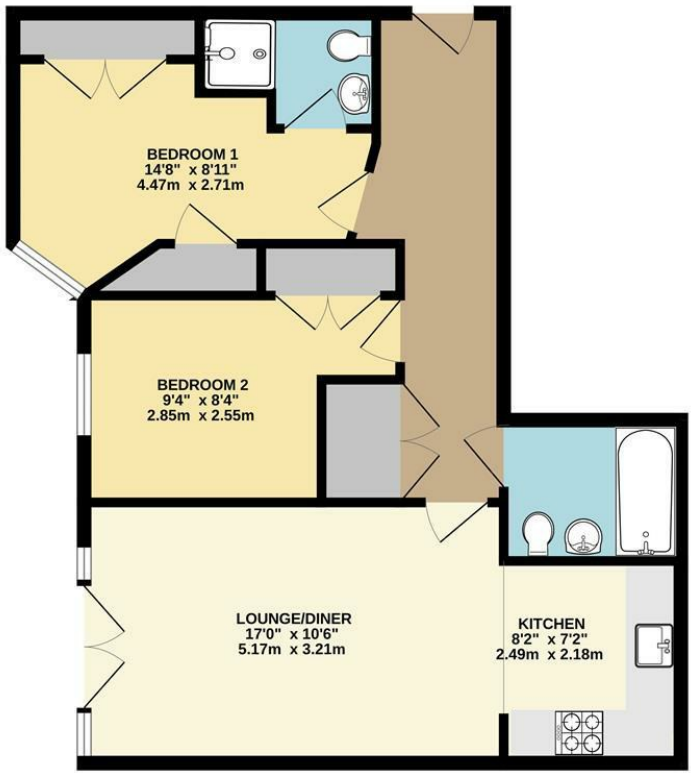
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

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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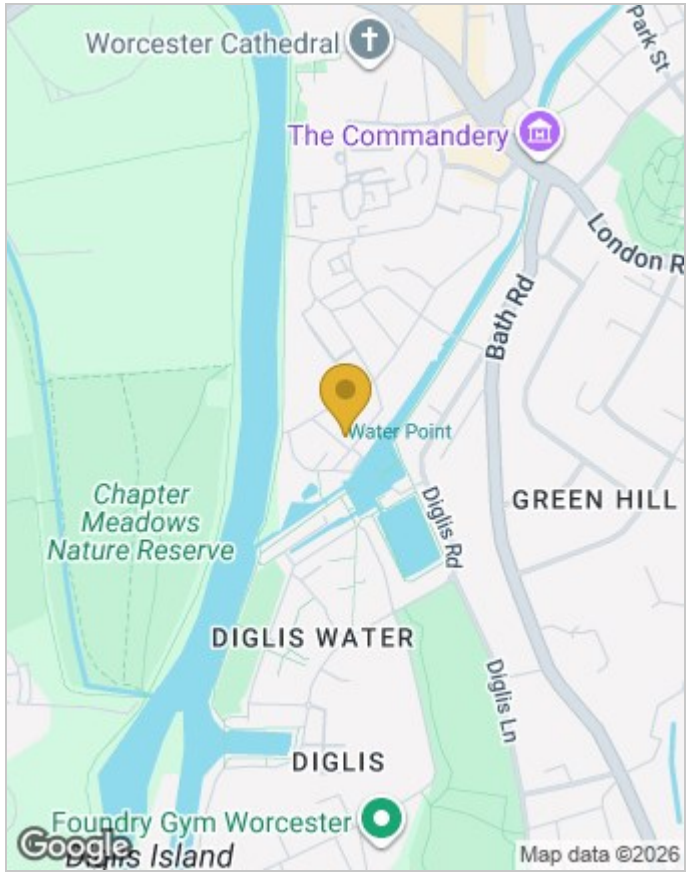

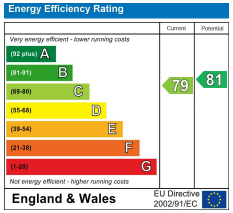

Viewing

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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/