



Connells

Meadow Court Darwin Avenue
Worcester



Property Description

We are delighted to acquire a one-bedroom apartment nestled in the over 55's complex of Meadow Court. This property is offered at a 75% share and has guest facilities, restaurant, hobby room, public lounge, hairdressing salon, library, assisted bathing facility spa, cafe/ bistro and reception lobby. The complex also offers on-site care staff 24/7 and a careline alarm service.

This property is offered with no onward chain.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

The property comprises of entrance hall, sitting room, kitchen, bedroom and wetroom.

The property further benefits from having communal gardens and resident parking for one vehicle.

Ground Floor

Communal Entrance

Lift and stairs to further floors. Front door to apartment.

Private Entrance Hall

Doors to sitting room, bedroom, wetroom, two ceiling lights, two radiators, storage cupboard.

Sitting Room

12' 3" x 14' 4" (3.73m x 4.37m)
Rear facing double glazed window, uPVC door to balcony, archway to kitchen, two ceiling lights, smoke detector, radiator.

Kitchen

6' 11" x 9' 7" (2.11m x 2.92m)
Fitted kitchen with a range of floor mounted and eye level units, built in oven, induction hob with cooker hood over, freestanding fridge freezer, washing machine, stainless steel sink drainer unit, tiled splashback, spotlights.

Bedroom

15' 2" x 10' 9" (4.62m x 3.28m)
Rear facing double glazed window, two ceiling lights, radiator.

Wetroom

WC, wash hand basin with cupboard below, wall mounted electric shower, mobility support, extractor fan, shaver point, ceiling light and spotlights, chrome heated towel rail, radiator.

Balcony

Glass fenced with paved slabs overlooking the communal gardens.





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.focalagent.com



To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306973

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the Warndon Villages office turn left onto Mill Wood Drive and then at the roundabout take the first exit onto Woodgreen Drive. Follow the road and take the second exit onto the next roundabout and then the third exit onto Newtown Road, follow the road for some time and then at the traffic lights take a right turn onto Darwin Avenue. Follow the road round and the complex will be on your left hand side.

EPC Rating: C	Council Tax Band: A	Service Charge: 6027.48	Ground Rent: Ask Agent	Tenure: Leasehold
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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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