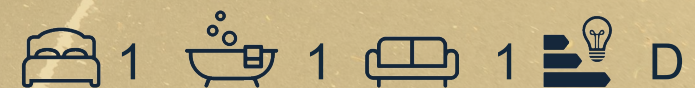




29 Deer Avenue, Worcester, WR5 3TS  
Guide Price £125,000



Philip Laney & Jolly Worcester are delighted to present to the market this well maintained ground floor apartment, offering an excellent opportunity for first time buyers, investors, or those seeking a low maintenance home in a convenient location. The property benefits from allocated parking plus easy access to a range of local amenities, Worcester City Centre, Junction 7 of the M5 motorway, and Worcester Parkway railway station.

The accommodation is thoughtfully arranged and comprises an entrance hall with a useful built in storage cupboard, providing practical space for household items. The bright and inviting open plan living and kitchen area forms the heart of the home, featuring double glazed windows to dual aspects, creating a welcoming and airy atmosphere. The kitchen area offers space for everyday cooking and dining.

The bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over, low level WC, and wash hand basin.

The generously proportioned double bedroom enjoys a pleasant outlook through a double glazed window and benefits from a built in wardrobe, providing excellent storage solutions.

This attractive apartment combines comfortable living with a desirable location, making it a superb purchase for owner occupiers and investors alike.

EPC: D Council Tax Band: A Tenure: Leasehold

### Hallway

Airing cupboard. Ceiling light point. Doors off to:

### Living/Dining Room

Double glazed window to front aspect. Electric heater. Ceiling light point.

### Kitchen Area

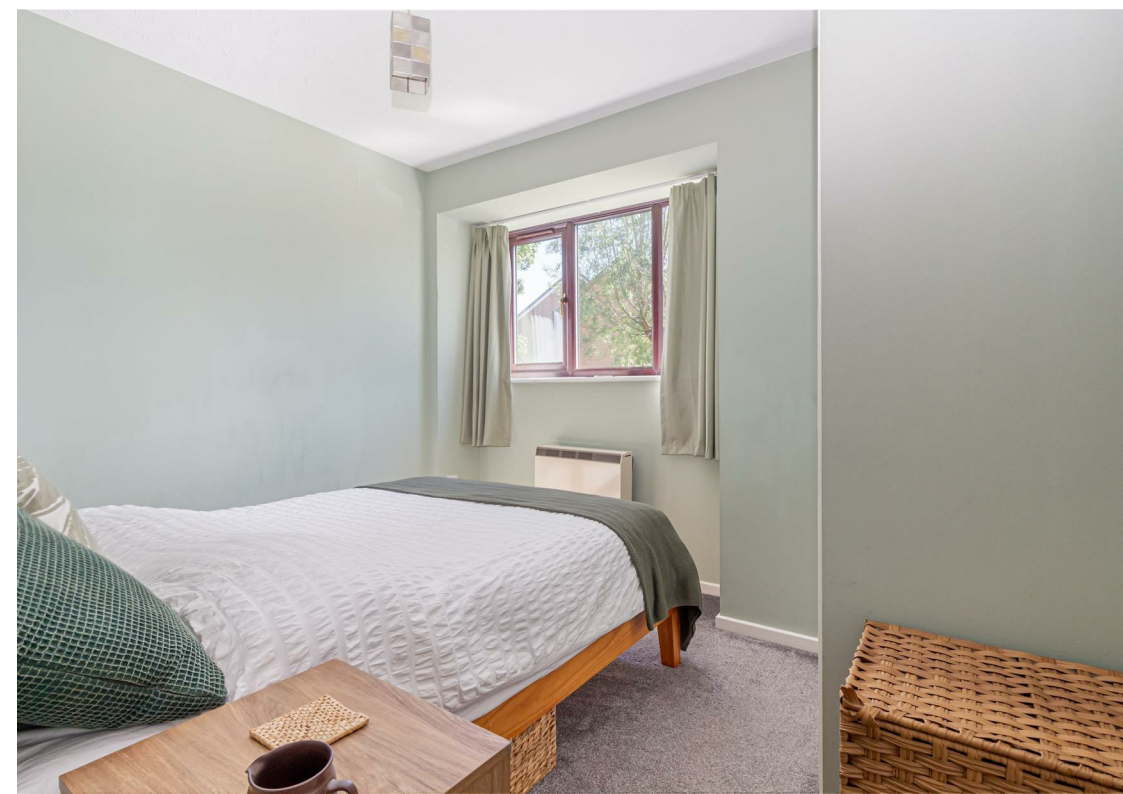
Double glazed window to side aspect. Matching wall and base units with worksurface over plus breakfast bar. Space for cooker, washing machine and fridge. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Ceiling light point.

### Bedroom

Double glazed window to front aspect. Built-in wardrobes. Electric heater and ceiling light point.

### Bathroom

Panelled bath with electric shower, wash hand basin with vanity unit and low level WC. Tiled splashbacks. Wall heater. Extractor fan and ceiling light point.





## Parking

Parking for the property is via the allocated parking space.

## Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold. We have been notified there are 965 years left on the lease and service charge is £50 per month.

## 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 : A

<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 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>

## 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.

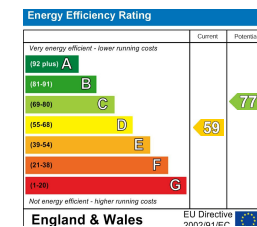
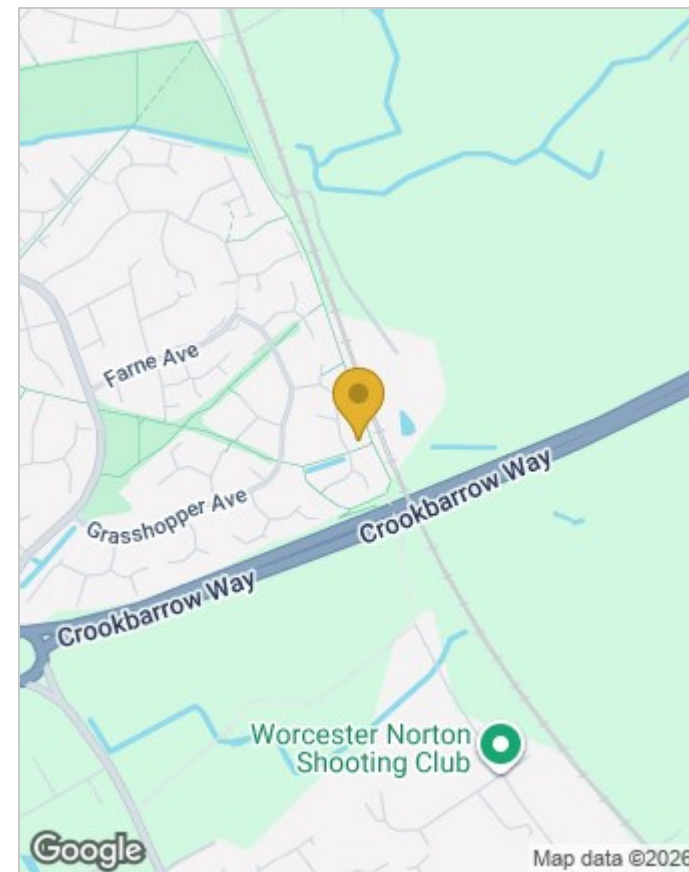
## Viewings

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.

## 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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## 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.pljworcester.co.uk/>