

Philip Laney & Jolly

38 Foregate Street, Worcester, WR1 1EE

Asking Price £110,000

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PLJ Worcester are pleased to present this one-bedroom apartment at 38 Foregate Street. Situated on the top floor, the property boasts an open plan lounge, dining area, and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

The apartment is situated in the heart of Worcester city centre and within walking distance to an array of restaurants, cafes, bars, shops and recreational activities. It is also a short walk to Foregate Street train station making it ideally located for those needing to commute further afield.

The accommodation comprises a large entrance hallway, bedroom, shower room and the standout open plan kitchen, dining and living room.

With its prime location it presents a fantastic investment opportunity or FIRST TIME PURCHASE within the centre of Worcester.

EPC: D Council Tax Band: A Tenure: Leasehold

Hallway
Two double glazed Velux windows. Entrance door. Two ceiling light points. Radiator. Space and plumbing for washing machine. Doors off to:

Living Room
Sash window to front aspect. Radiator and ceiling spotlights. Feature fireplace and exposed beams.

Kitchen Area
Double glazed Velux window. Matching base units with worksurface over. Integrated cooker and hob. Fridge and freezer. Stainless sink and drainer with mixer tap. Tiled splashback.

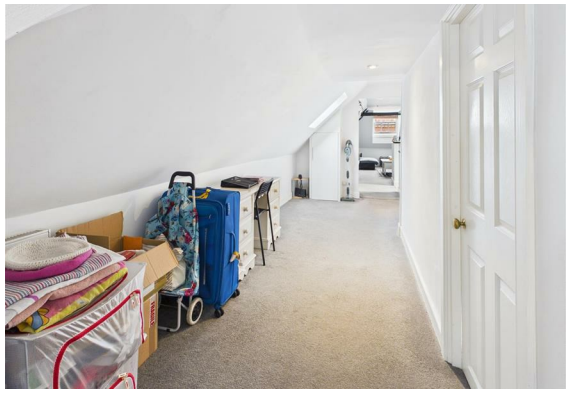
Bedroom
Double glazed Velux window. Radiator and ceiling light point.

Bathroom
Double glazed Velux window. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan and ceiling spotlights.





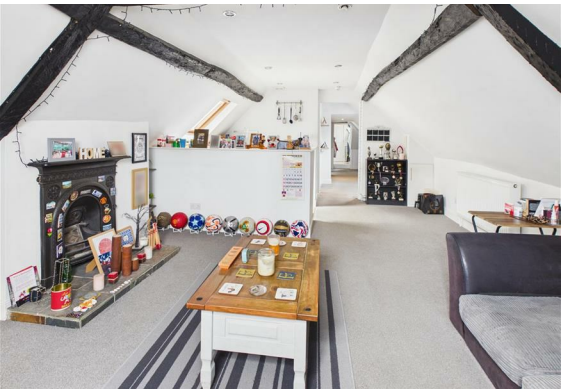




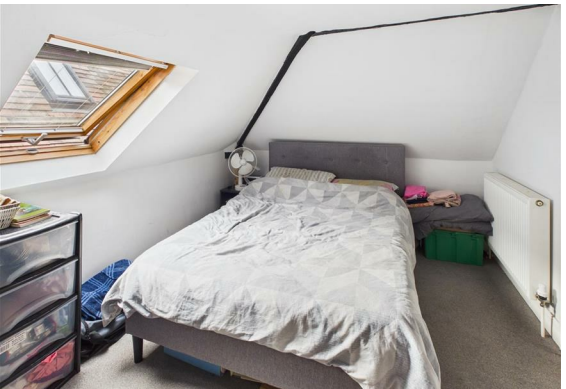














Parking
Parking for the property is via nearby on street parking

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold with 106 years remaining on the lease. We understand the ground rent is currently £85 per annum and service charge is £2471.54 per annum (subject to legal verification).

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.

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
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 Copper Broadband is available to order 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.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
61.1 m²

Reduced headroom
20.1 m²

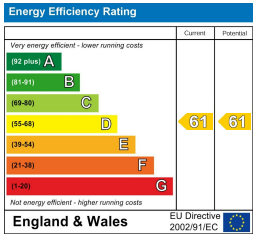
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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