

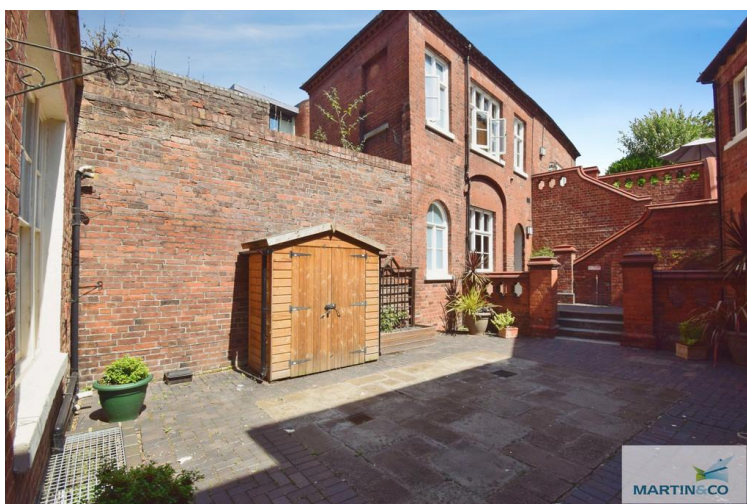
FOR SALE



MARTIN&CO



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12 Rectory Place, 4 Wylds Lane, Worcester

2 Bedrooms, 2 Bathroom, Apartment

£239,950

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12 Rectory Place, 4 Wylds Lane, Worcester

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- Vacant & No onward chain
- Long lease, approx 103 years remaining
- Approx 860sqft accommodation
- Newly fitted carpets
- Newly decorated throughout
- Gas-fired central heating
- Single glazing
- Secure gated parking
- Communal walled garden
- Council Tax band C
- EPC Rating band D



*** VACANT & NO ONWARD CHAIN ***

This spacious ground floor apartment is part of a converted grade II listed property situated in Worcester City Centre near to the Cathedral and amenities.

With high ceilings and tall windows providing light and airy accommodation of approximately 860sqft the apartment offers comfortable living with newly fitted carpets, newly decorated throughout, secure gated parking and use of the lovely communal walled garden.



KEY POINTS

Grade II listed conversion
125 year lease from 01/01/2005
Nil ground rent
Service/Management charge approx £2,683pa
Gated courtyard with one parking space
Residents Management Company
Each flat has one share of Freehold
Gas-fired central heating
'Worcester' boiler
Single glazing
Communal walled garden
Communal cycle store
Newly decorated & New fitted carpets

INCLUSIONS

Newly fitted carpets
Wardrobes in both bedrooms
Intercom to gates & communal door
Integrated dishwasher, washing machine & fridge/freezer
Built-in electric oven, 5 ring gas hob & cookerhood

GROUND FLOOR

GRAND COMMUNAL ENTRANCE HALL

APARTMENT

L-SHAPED HALL 5.31m x 1.14m & 2.94m x 1.86m
(17'5" x 3'9" & 9'7" x 6'2")

STORE / AIRING CUPBOARD 2.64m x 0.96m (8'8" x 3'2")

BATHROOM 2.55m x 2.20m (8'4" x 7'2")

BEDROOM ONE 3.61m x 2.72m (11'10" x 8'11")

OPEN PLAN LIVING ROOM & FITTED KITCHEN 5.97m
< 7.17m x 3.36m < 5.78m (19'7" < 23'6" x 11'0" < 19'0")

BEDROOM TWO 3.67m x 2.27m (12'0" x 7'5")

EN SUITE SHOWER ROOM 1.93m x 1.58m (6'4" x 5'2")





OUTSIDE

PARKING

The property benefits from a parking space in the secure gated courtyard

COMMUNAL GARDENS

The property enjoys use of the lovely communal walled garden. There is a lockable communal cycle store.

LEASE DETAILS

We are informed that the lease has a term of 125 years from 1st January, 2005, leaving a remaining term of approximately 103 years and that there is no ground rent payable.

MANAGEMENT COMPANY & SERVICE CHARGE

We are informed that each apartment benefits from one share of the freehold and that there is a Residents Management Company having control of the freehold via the Management Company.



The service charge for the quarter 01/05/26 to 31/07/26 was £670.67, giving an approximate charge of £2,683pa.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.