

Connells

Hock Coppice
Lyppard Bourne Worcester

Hock Coppice
Lyppard Bourne Worcester WR4 0PB

for sale
£135,000







Property Description

Modern Two-Bedroom Ground-Floor Apartment in the popular area of Warndon Villages.

Set amidst mature greenery, the flat enjoys a sense of privacy and tranquillity, ideal for those seeking a quiet retreat with the convenience of local amenities nearby. Inside, the accommodation is generously proportioned with a light, airy feel, providing comfortable living space throughout.

Additional benefits include a private allocated parking space and well-maintained communal areas. With its combination of modern interiors, green surroundings, and practical layout, this home is perfect for first-time buyers, downsizers, or investors alike. The property would command a rental of £925-995PCM.

Accommodation

This well-presented ground floor apartment has a private hall, living/dining room, kitchen, two bedrooms and a bathroom. There is also a communal garden to the rear and allocated off road parking.

Ground Floor

Communal Entrance Hall

The communal door leads to the communal hall, with a private door to the apartment.

Private Entrance Hall

Storage cupboard, ceiling light and a security entrance phone.

Doors to the bedrooms, bathroom and living/dining room.

Living/Dining Area

14' 10" x 11' 2" (4.52m x 3.40m)

Front facing uPVC double glazed window, ceiling light, dado rail and a electric heater.

Door to kitchen.

Kitchen

8' 11" x 7' 2" (2.72m x 2.18m)

Rear facing uPVC double glazed window, stainless steel single drainer sink unit, space for fridge/freezer, space for cooker, space and plumbing for washing machine, ceiling light, range of eye and floor mounted units.

Bedroom One

11' 5" x 10' 1" (3.48m x 3.07m)

Front facing uPVC double glazed window, built in double wardrobe with hanging and shelving, ceiling light and a electric heater.

Bedroom Two

9' 7" x 6' 10" (2.92m x 2.08m)

Rear facing uPVC double glazed window, ceiling light and a electric heater.

Outside

Outside Front

To the front is a lawned fore garden with a pathway to the front communal door. There is also access to the rear.

Outside Rear

There is an enclosed rear communal garden which is laid to lawn. There is also a gate leading to one allocated parking space.

Services

All services are connected apart from gas.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

Leasehold:

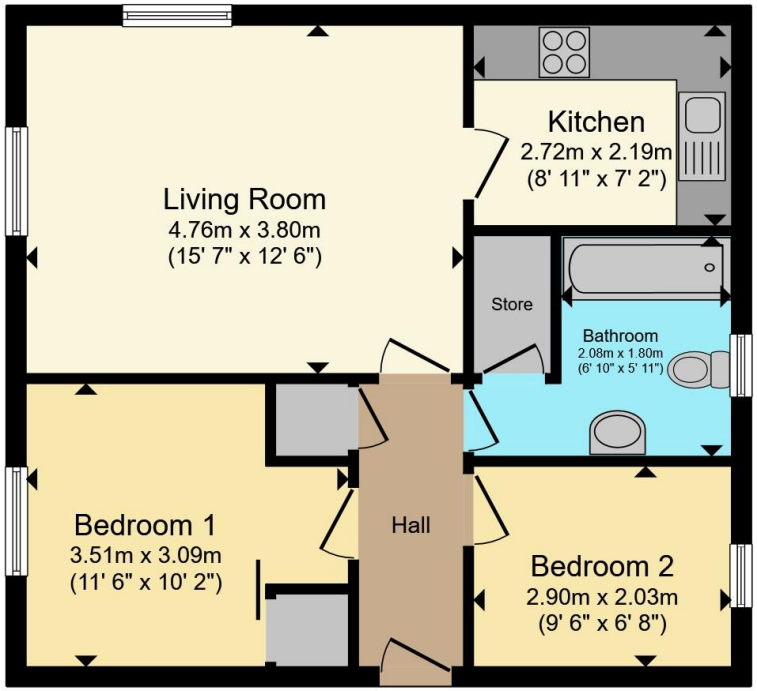
Length of Lease: 125 years from 25th December 1990 (89 years remaining)

Annual Ground Rent: £50

Annual Service Charge: £1080







Floor Plan





Total floor area 53.6 m² (577 sq.ft.) approx

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.propertybox.io

To view this property please contact Connells on

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
WORCESTER WR1 1DB

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D | Council Tax Band: B | Service Charge: 1080.00 | Ground Rent: 50.00 | Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315783

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.