



15 Coleridge Close, Worcester, WR3 8EF  
Asking Price £150,000

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PLJ Worcester bring to the market situated in Coleridge Close, Worcester, this well presented two bedroomed first-floor apartment. Upon entering, you will be greeted by the well-presented interior that exudes warmth and style. The open-plan kitchen, dining, and living room create a spacious and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment features a modern shower room, designed with convenience in mind, ensuring that your daily routines are both efficient and enjoyable. The main bedroom is a generous size and thoughtfully decorated to provide a restful haven, allowing for a peaceful night's sleep.

Additionally, this property boasts the convenience of an allocated parking space, a valuable asset in this location. The surrounding area offers a pleasant community feel, with local amenities, parks and transport links within easy reach, making it an excellent choice for those looking to enjoy the best of Worcester living.

In summary, this two-bedroom first-floor apartment on Coleridge Close is a wonderful opportunity for anyone seeking a stylish and comfortable home.

EPC: B Council Tax Band: A Tenure: Leasehold

Hallway

Entrance door. Three storage cupboards. Radiator and ceiling light point.

Living/Dining Room

Double glazed window to rear aspect. Radiator and ceiling light point. Open plan to:

Kitchen Area

Double glazed window to front aspect. Range of wall and base units with worksurface over. Integrated fridge and freezer. Space for washing machine and cooker with extractor over. Stainless steel sink and drainer. Tiled splashbacks. Ceiling light point.

Bedroom One

Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Two

Double glazed window to front aspect. Ceiling light point.

Bathroom

Obscure double glazed window to the front aspect. Quadrant shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point.





## Parking

There is one allocated parking space to the rear of the property.

## Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

We have been advised there is 964 years left on the lease and a service charge of £1440 a year.

## Floorplan

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.

## 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.

## 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 Full Fibre 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.

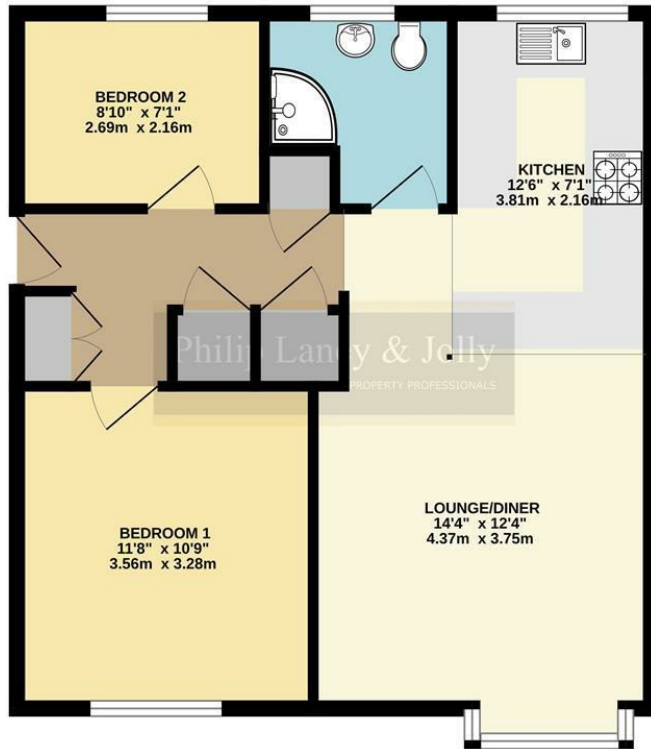
If you require any mortgage assistance - please use the link :

<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 Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

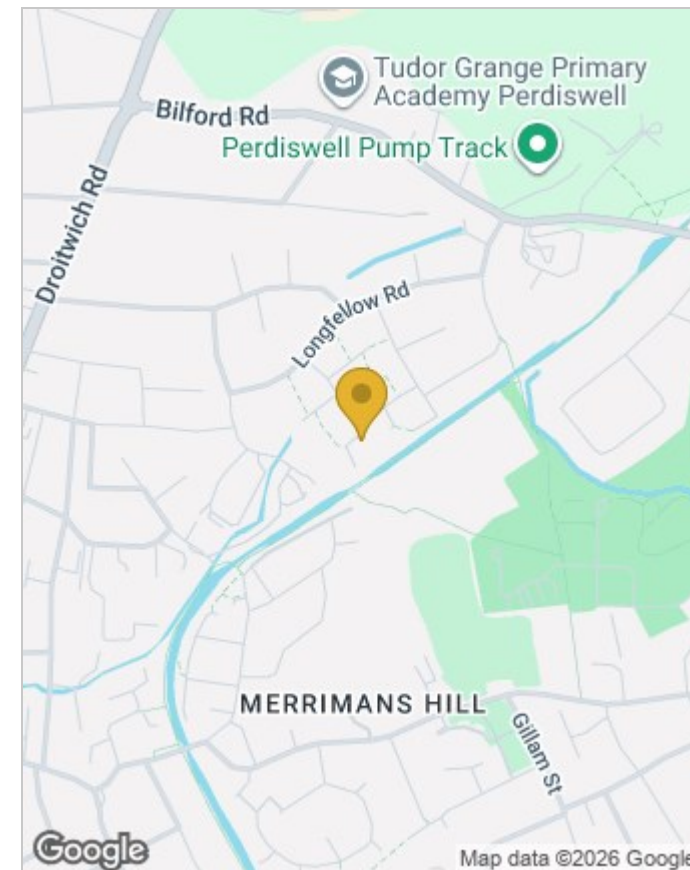


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-28) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 83                      | 83        |
|                                             | EU Directive 2002/91/EC |           |

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