



Connells

Ingles Drive  
Worcester





## Property Description

Situated on Ingles Drive in Worcester, this well-maintained two-bedroom first floor apartment offers modern, low-maintenance living ideal for first-time buyers, professionals, or investors.

The property comprises a welcoming entrance hallway leading into a bright and spacious living area, perfect for both relaxing and entertaining. The contemporary fitted kitchen/dining area offers a range of wall and base units with ample worktop space.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en suite shower room. A modern family bathroom serves the second bedroom and guests.

Further benefits include an allocated parking space, double glazing, and gas central heating.

Conveniently located within easy reach of local amenities, transport links, and Worcester city centre, this attractive apartment combines comfort and practicality in a sought-after residential area.

Early viewing is highly recommended.

## Ground Floor

### Entrance Hall

Storage cupboard, radiator and carpet flooring.

### Living Area

12' 10" x 11' 5" ( 3.91m x 3.48m )  
Double glazed patio doors and Juliet balcony, three wall lights, electric fire, radiator and carpet flooring.

### Kitchen/Dining Area

17' 5" x 6' 4" ( 5.31m x 1.93m )  
Side facing double glazed window, spotlights, ceiling light, wall and base units, part tiled walls, space for appliances, stainless steel sink and drainer unit, radiator and vinyl flooring.

### Bedroom One

12' 9" x 8' 5" ( 3.89m x 2.57m )  
Front facing double glazed window, ceiling light, fitted wardrobe, radiator and carpet flooring.

### En-Suite

Walk in corner shower, W.C, part tiled walls, wash hand basin, radiator and carpet flooring.

### Bedroom Two

9' 7" x 8' 5" ( 2.92m x 2.57m )  
Front facing double glazed window, ceiling light, fitted wardrobe, radiator and carpet flooring.



## Bathroom

Spotlights, W.C, bath with shower, wash hand basin, partly tiled walls, radiator and vinyl flooring.

## Outside

There is an allocated parking space for the property.

## Services

All main services are connected to the property.

## Leasehold:

Length of Lease: 125 years from 1st October 2004

Annual Ground Rent: £150

Annual Service Charge: £1,029.91





**Floor Plan**

Total floor area 58.7 m<sup>2</sup> (632 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: B

Council Tax  
Band: B

Service Charge:  
1029.91

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315751](http://connells.co.uk/Property/WOR315751)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2004. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315751 - 0001