



## 2 Bed Apartment

Water Mill Court | Hadley Place | Worcester | WR2 5FU

£185,000



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Nestled in the charming Water Mill Court at Hadley Place, this modern flat offers a delightful blend of comfort and contemporary living. Built in 2021, the property boasts a fresh and inviting atmosphere, perfect for those seeking a stylish home in a vibrant community.

The flat features a spacious reception room that serves as an ideal space for relaxation or entertaining guests. With two well-proportioned bedrooms, it provides ample room for both individuals and small families. The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines.

Situated in St. Johns, this property benefits from a friendly neighbourhood atmosphere, with local amenities just a stone's throw away. Residents can enjoy easy access to shops, cafes, and parks, making it a perfect location for those who appreciate a lively yet tranquil environment. The area is well-connected by public transport, allowing for seamless travel to the city centre and beyond.

- Beautifully presented top-floor apartment in the sought-after St John's area of Worcester
- Fully redecorated within the last 12 months – move-in ready condition
- Spacious contemporary kitchen-diner – perfect for entertaining or relaxed dining
- Modern bathroom with sleek design
- Close to local shops and cafes
- Exceptionally light and airy with tall ceilings and abundant natural sunlight throughout the day
- Four zones of underfloor heating providing comfort and warmth year-round
- Two cosy double bedrooms
- Secure entry system for safety
- Ideal for first-time buyers

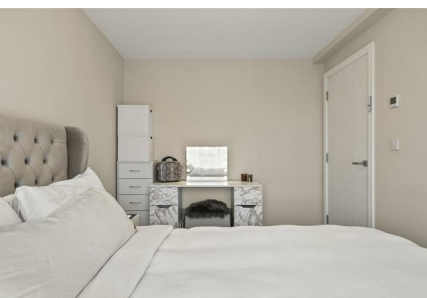
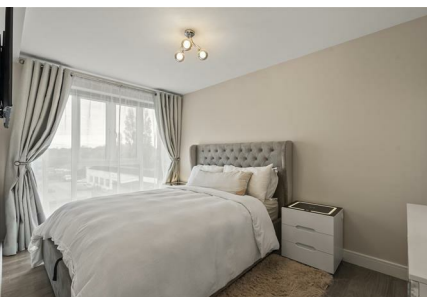
## Living Room & Kitchen

13'10" x 21'7" (4.21 x 6.59m)

This bright Living room extends invitingly with a spacious open-plan kitchen area. The kitchen is thoughtfully designed with sleek work surfaces & integrated appliances. Large windows bring in plenty of natural light, creating an airy and welcoming atmosphere. The living room offers good space whilst the light flooring and neutral walls provide a warm and versatile backdrop for various decor styles.



Stunning 2 bed  
apartment



## Bedroom

11'6" x 12'10" (3.51 x 3.91m)

This bedroom offers a calm and restful space. The room is finished in soft neutral tones that complement the natural light flowing through the window, which is dressed with elegant curtains and white blinds. The room's layout and decor provide a serene environment, perfect for relaxation.

## Bedroom 2

10'11" x 9'8" (3.33 x 2.94m)

A charming second bedroom featuring a soft, neutral palette with a practical layout. The room is well-lit by a window dressed with curtains and white blinds, offering pleasant views outside.

## Bathroom

The bathroom is elegantly presented with a modern suite comprising a bathtub with a glass shower screen, a wall-mounted shower, a WC, and a vanity unit with an integrated sink. The walls are tiled in a subtle marble effect, and a large illuminated mirror enhances the space, reflecting light to create a bright and fresh atmosphere. Chrome fittings and clean lines contribute to a contemporary and stylish feel.

## Hall

The entrance hall leads comfortably to all rooms, painted in a light shade with practical flooring that matches the rest of the property. It offers a neat and welcoming introduction to the home, with space for storage solutions or decorative touches to personalise the area.

## Important Notice

All enquiries are subject to qualification. Viewings will be arranged for applicants who are in a position to proceed. Proof of funds and/or a mortgage agreement in principle may be requested prior to

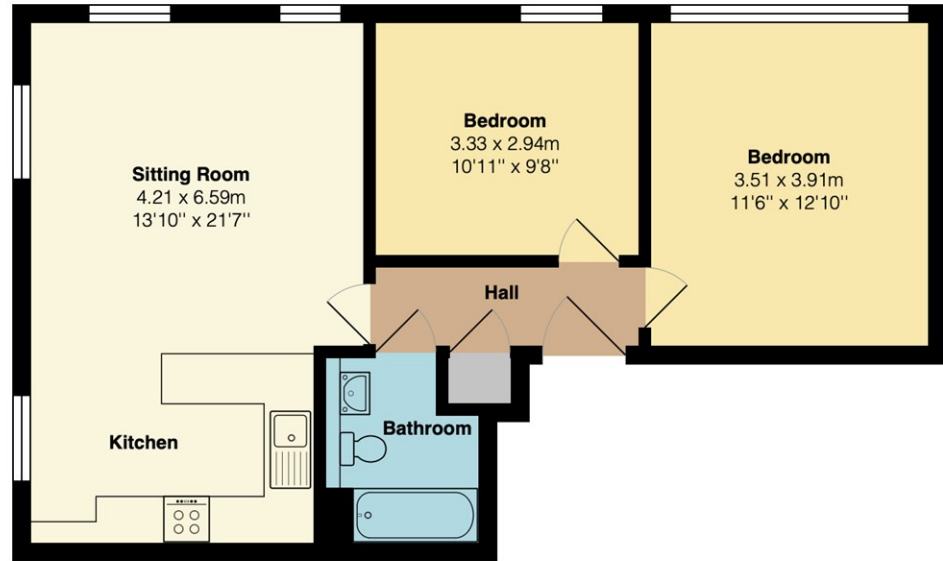
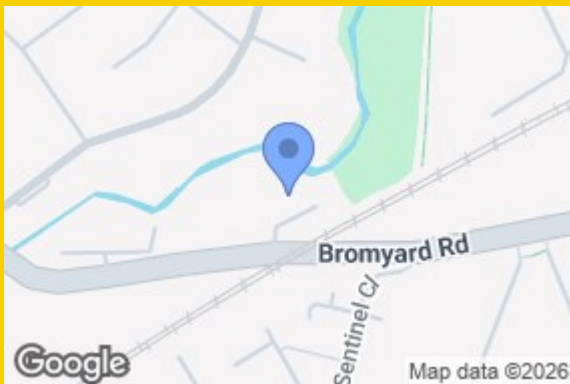


confirming a viewing or accepting an offer. In line with Anti-Money Laundering (AML) regulations, all applicants will need to complete identification and verification checks before a sale can be agreed.

Buyers are responsible for satisfying themselves as to the condition, suitability, tenure, boundaries, services, planning permissions, and any other matters relating to the property, and should rely on their own legal adviser, surveyor, and any independent professional checks before proceeding with a purchase.

If you are thinking of selling your property, please contact us for a free, no-obligation market appraisal and advice.





Total Area: 61.0 m<sup>2</sup> ... 656 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Council Tax Band **B**    EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

58, London Road Worcester  
Worcestershire  
WR5 2DS  
01905 935958  
hello@yourpropertybox.co.uk  
www.yourpropertybox.co.uk