

Connells

Bridgewater House Blackpole Road Worcester

Bridgewater House Blackpole Road
Worcester WR4 9FH

For Sale
£70,000







Property Description

A great opportunity to purchase an investment property, cash buyers. With two bedrooms, being close to transport links and Worcester City Centre and local employers, this has two double bedrooms, bathroom and kitchen with appliances. There is a courtyard garden and allocated parking.

Location

This apartment is situated in Blackpole which offers a wealth of amenities. There is the Elgar retail park with Dunelm, Next home, Home Sense, Marks and Spencer Food Hall, Lidl, Currys, Pets at Home and B&Q as well as KFC and McDonalds. Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Accommodation Details

The property comprises a communal entrance hall, private entrance hall, open plan kitchen/sitting room, two bedrooms, bathroom, courtyard, allocated parking for one vehicle.

Property Details

The property is approach via a communal hallway, leading to lift and stairs. There is rear access to the communal garden.

Entrance Hall

Two spotlights, electric radiator, smoke alarm, service hatch, intercom system, telephone point and wooden laminate flooring.

Doors to living room/ kitchen, both bedrooms, bathroom and airing cupboard housing hot water tank also with space for washing machine.

Open Plan Living Space

Rear facing window, two pendant ceiling lights, two electric radiators, telephone point, television point and laminate flooring, glazed UPVC door to outside rear courtyard.

Kitchen Area

Three spotlights, fitted kitchen with a range of wall and base units, work surfaces, single bowl stainless steel sink/ drainer, electric oven, electric hob with integrated cooker hood, integrated fridge freezer.

Bedroom One

Two rear facing windows with fitted blinds, pendant ceiling light, electric radiator, television point, telephone point.

Bedroom Two

Rear facing window with fitted blinds, pendant ceiling light, electric radiator, telephone point, television point.

Bathroom

Part tiled splashback tiling, shower over bath with mixer taps, wall mounted wash hand basin, extractor fan, WC, two spotlights, chrome towel rail and tiled flooring.

Outside

Courtyard leading to communal gardens, bin store.

Parking

To the front of the building is parking with the apartment having allocated parking.

Services

All services apart from gas are to the property.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property please contact Connells on

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Ankerage Green
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directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive, at the roundabout turn right, at the next roundabout turn left. Continue along Tolladine Road, taking the second exit on the right into Ambleside Drive. Follow the road to the end, turning left onto Brickfields Road, continue along Brickfields road, turning right into Blackpole Road. Continue for sometime and Bridgewater House is found on the right hand side.

EPC Rating: D	Council Tax Band: B	Service Charge: 5000.00	Ground Rent: 150.00	Tenure: Leasehold

view this property online connells.co.uk/Property/WVL307590

This is a Leasehold property with details as follows; Term of Lease 124 years from 20 Apr 2026. 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.

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