



Connells

Wain Green
Long Meadow Worcester



Property Description

A one-bedroom ground floor apartment with allocated off road parking situated within the popular residential location of Long Meadow. This property has one double bedroom, bathroom, hall, kitchen and sitting/dining room. Ideal for first time buyers or investors.

This property is currently undergoing a lease extension to 125 years. This process will run alongside the sale of the property and will be paid for by the vendor.

Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

In the middle of the Warndon Villages area is a Tesco's superstore, Doctors, Dentist and The Lyppards Pub. The Lyppard Hub is a community centre which offers mother and toddler groups, walking groups, book and gardening Clubs meaning it is fantastic for all age ranges.

Transport links to Worcester City Centre and Worcester Royal Hospital are available with bus routes through the villages. Junction 6 of the M5 is less than 2 miles away from the area making it perfect for anyone commuting or visiting elsewhere in the country.

Ground Floor

Part glazed front door leading to communal reception hall.

Communal Entrance Hall

Door to private entrance hall.

Entrance Hall

Two pendent ceiling lights, smoke detector, wood laminate flooring, telephone entry system, airing cupboard with instant hot water heating, doors to sitting dining room, kitchen, bathroom and bedroom.

Sitting/Dining Room

14' plus recess x 12' 4" max (4.27m plus recess x 3.76m max)
Front facing, pendent ceiling light, telephone point, TV aerial point, wood laminate flooring, wall mounted electric heater.

Kitchen

7' 6" x 7' 4" (2.29m x 2.24m)
Inset single drainer stainless steel sink unit with mixer tap over and double corner cupboard below, two single floor mounted units, one three drawer stacker unit, range of eye level units with wine rack. Built in oven and hob, space and plumbing for washing machine, space for fridge freezer, ceiling light, wall mounted extractor, part ceramic tiled walls.

Bedroom

8' 9" x 8' 9" (2.67m x 2.67m)
Rear facing, pendent ceiling light, wood laminate flooring, built in wardrobe with hanging rail and shelving, wall mounted electric heater.

Bathroom

Rear facing, white suite comprising panel bath with electric shower with aqua board finish, low level WC, pedestal wash hand basin, ceiling

light, wall mounted extractor, wall mounted electric designer radiator.

Outside

To the front of the property there is allocated off road parking and additional visitors' spaces. There are communal gardens surrounding the property.

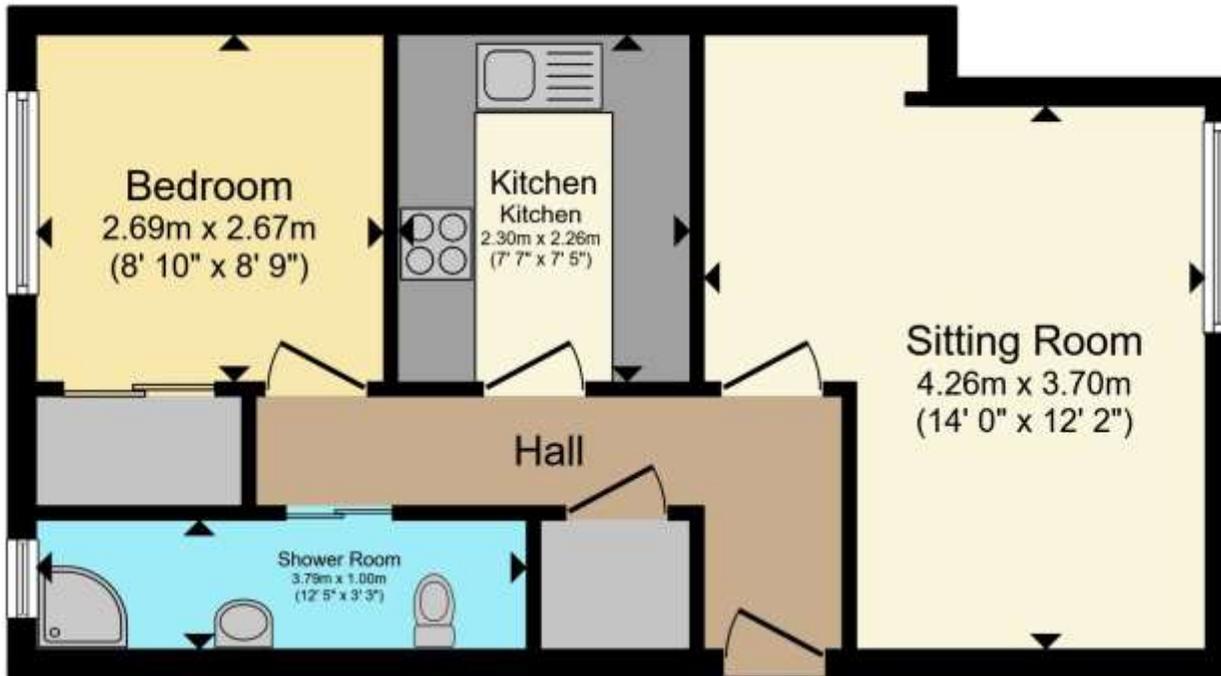
Services

All mains' services are connected to the property with the exception of mains gas supply.

Agents Note

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Floor Plan

Total floor area 41.4 m² (446 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

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Ankerage Green
 WORCESTER WR4 0DZ

directions to this property:

From the Warndon Villages office turn left onto Ankerage Green, Turn right onto Mill Wood Dr, Turn left onto Plantation Dr, At the roundabout, continue straight onto Marsh Ave, Turn right onto Water Croft, Turn right, Turn left where you will find the property.

view this property online connells.co.uk/Property/WVL307413

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: E Council Tax Band: A Service Charge: 2160.00 Ground Rent: 100.00

Tenure: Leasehold



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.

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