



Amber House Lambert Road, Worcester, WR2 5DD  
Asking Price £130,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney and Jolly Worcester are pleased to bring to the market this one-bedroom ground floor apartment located on Lambert Road in Worcester. This property presents an excellent opportunity for first-time buyers, investors, or anyone seeking a low-maintenance home in a desirable location.

The property accommodation features an entrance hallway, spacious reception room, separate kitchen, a generous bedroom plus bathroom. The apartment also benefits from the convenience of off-road parking, ensuring that you have a secure space for your vehicle. The property is offered with no onward chain, making it an ideal choice for those looking to move in without delay.

Situated to the west of Worcester, this apartment is within walking distance to a variety of local amenities whilst also being within straightforward access into Worcester city centre and surrounding areas, making it ideal for commuters and those wishing to take advantage of the wider region making it a perfect spot for those who enjoy the convenience of city living whilst still being a step away from the hustle of the city centre.

EPC: C Council Tax Band: A Tenure: Leasehold

### Hallway

Ceiling light point. Two storage cupboards. Radiator. Doors off to:

### Living room

Ceiling light point. Two radiators. Double glazed windows to the rear, front and side aspect.

### Kitchen

Ceiling light point. Matching wall and base units with work surface on top. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for cooker and fridge freezer. Tiled splashbacks. Double glazed window to front aspect.

### Bedroom

Ceiling light point. Radiator. Double glazed window to side aspect.

### Bathroom

Ceiling light point. Extractor fan. Tiled splashbacks. Pedestal wash hand basin. Low level WC. Heated towel rail. Obscure double glazed window to front aspect. Panelled bath with shower over. Wall storage unit.

### 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).

### 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.





## Floor Plan

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.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## 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.

## Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold. We understand there are 958 years remaining on the lease and the service charge is £40 per month.

## 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.

## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

## Parking

Parking for the property is one allocated parking space.

## Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

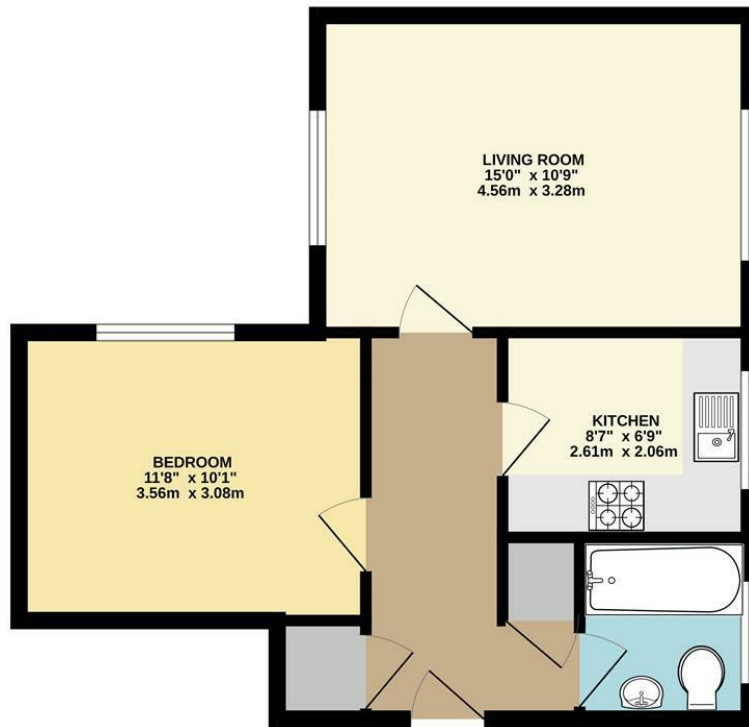
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor and in-home  
O2- Good outdoor, variable in-home  
Three- Good outdoor and in-home  
Vodafone- Good outdoor and in-home

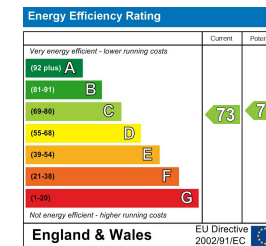
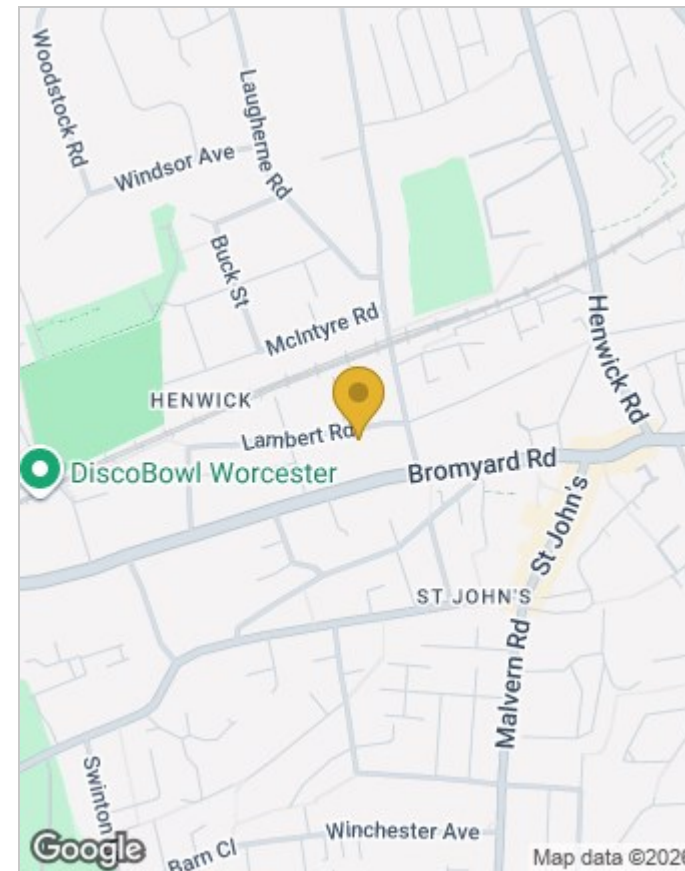
## What Three Words

Maker. Noble. Bench.

GROUND FLOOR



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.