

Connells

Cinderella Court Watery Lane
Worcester

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Worcester WR2 5AT

For Sale offers over
£160,000







Property Description

An immaculately presented two-bedroom first floor apartment offering open plan living/dining/kitchen, allocated parking and communal garden situated within a popular area of St John's. Viewings are highly recommended for this property. Don't miss out!!

Prospective buyers should note the current service charge. It initially stood at £160 per month but has temporarily increased between £350 to £440 per month, or it can be paid every 6 months as the current seller does to cover essential window and roof repairs within the building. This increase is expected to be temporary, with the service charge anticipated to return to its original level in a few months.

Ground Floor

Communal Entrance Hall

Double doors leading to communal entrance hall, stairs and lift to first floor.

First Floor

Entrance Hall

Three wall lights and an electric radiator.

Cloakroom

Shelving and an water heater.

Living Area

10' 8" x 15' 7" (3.25m x 4.75m)
Rear facing double glazed window, five wall lights, two electric radiators and carpet flooring.

Kitchen

6' 7" x 9' 6" (2.01m x 2.90m)
Wall and base units, stainless steel sink and drainer unit, built in fridge/freezer, oven, hob, cooker-hood, and a washing machine.

Bedroom One

8' 8" x 15' 4" (2.64m x 4.67m)
Rear facing double glazed window, three wall lights, electric radiator and carpet flooring.

En-Suite

W.C, wash hand basin, mixer shower, extractor, part tiled walls, towel radiator and a ceiling light.

Bedroom Two

8' 8" x 11' 7" (2.64m x 3.53m)
Rear facing double glazed window, three wall lights, electric radiator and carpet flooring.

Bathroom

W.C, wash hand basin, part tiled walls, bath, towel radiator, extractor and a ceiling light.

Outside

Communal Garden

Lawned area with inset shrubs and trees.

Parking

There is allocated parking and visitor spaces.

Services

All mains' services connected with the exception of gas.

Leasehold:

Annual Ground Rent- £250
Annual Service Charge- £1,800
Length of Lease- 155 years from 1st December 2011











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.focalagent.com

To view this property please contact Connells on

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3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: D

Council Tax Band: B

Service Charge: 1800.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315793

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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