



Aston Court Basin Road, Worcester, WR5 3FR  
Guide Price £275,000

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Philip Laney & Jolly Worcester are delighted to welcome to the market this stunning two bedroom ground floor apartment, perfectly situated in the sought after Diglis Basin area, offering beautiful riverside views.

On entering, you are greeted by a welcoming hallway with a useful storage cupboard, providing practical space for everyday living. The hallway leads into a bright and spacious open plan living and dining area, designed for both relaxation and entertaining. Large windows and a Juliet balcony fill the living space with natural light and provide a lovely spot to enjoy scenic River views. The main bedroom also benefits from its own balcony, creating a private retreat with riverside views.

The main bedroom features an ensuite bathroom and fitted wardrobes, combining style with practicality, while a second well appointed bathroom serves guests and residents alike.

The modern kitchen is fitted with high quality integrated appliances, making it a pleasure for any home cook. Presented in excellent condition throughout, the property is move in ready and includes allocated parking to the front of the property.

Offered with no onward chain, this apartment is ideal for first time buyers and investors looking to enjoy riverside living in comfort and style.

EPC: B Council Tax Band: D Tenure: Leasehold

#### Hallway

Built-in storage cupboard. Ceiling spotlights and radiator. Intercom system.

#### Living/Dining Room

Juliette balcony with views of the river. Three radiators and two ceiling light points.

#### Kitchen

Kitchen fitted with a range of wall and base units with worksurface over. One and a half stainless steel sink and drainer. 4 ring gas hob and 'AEG' oven with chrome extractor hood over. Integrated fridge freezer. 'AEG' dishwasher and 'AEG' washer/dryer. Ceiling spotlights.

#### Bedroom 1

Sliding patio doors opening onto decked balcony with views of the river. Built-in wardrobes. Radiator.

#### En-suite

Walk-in shower, pedestal wash hand basin and low level WC. Extractor fan. Shaver point. Ceiling spotlights.

#### Bedroom 2

Juliette balcony with river view. Cupboard housing 'Logic' boiler. Ceiling light point and radiator.

#### Bathroom

Panelled bath, pedestal wash hand basin and low level WC. Shaver point and extractor fan. Ceiling spotlights and radiator.

#### WR5 Area Summary

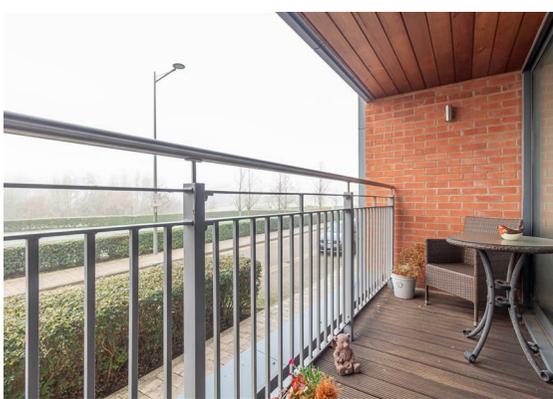
Location: Situated in the popular WR5 area of Worcester, the property enjoys convenient access to a range of local amenities including Waitrose, Tesco and nearby retail parks with stores such as B&M and Home Bargains. Worcester city centre is easily reached for additional shops, cafés and leisure facilities.

Transport: Excellent commuter links include easy access to the M5 (Junction 7) and nearby Worcester Shrub Hill, Worcester Foregate Street and Worcestershire Parkway train stations, offering regular services to Birmingham, London and surrounding areas.

Area: The area is predominantly residential with a pleasant suburban feel, combining everyday convenience with access to green spaces and nearby village surroundings.

#### Parking

Parking for the property is to the front with an allocated parking space.





#### Council Tax Worcester

We understand the council tax band presently to be : D  
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).

#### Tenure

We understand that the property is offered for sale leasehold.

Lease Start Date: 28 Jun 2012

Lease End Date: 01 Jan 2136

Lease Term: 130 years from and

including 1 January

2006

Term Remaining: 110 years

Ground rent based on last years payment £251.42 payable every 6 month (To Be Confirmed)

Service Charge based on last years payment £812 paid last December payable every 6 months (To Be Confirmed)

#### 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.

#### Floorplan

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.

#### 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/my-products>

#### 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>

#### 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.

#### 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.

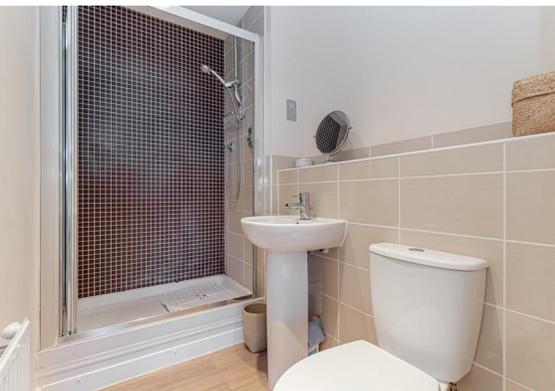
#### Property to sell?

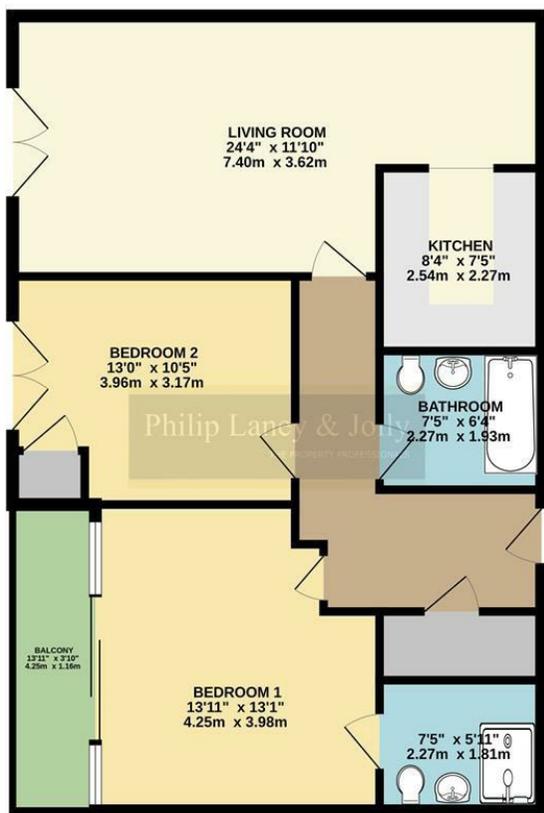
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.





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

## 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.