

Philip Laney & Jolly

5 Harrow Croft, Worcester, WR2 5JG

Asking Price £210,000

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PLJ Worcester are delighted to bring to the market nestled in the quiet cul-de-sac location of Harrow Croft, Worcester this delightful two-bedroom apartment which offers a fantastic blend of character and apartment living. Situated within a beautifully converted Georgian building, this spacious apartment is well presented throughout, making it an ideal choice for those seeking comfort and style.

As you enter the apartment, you will appreciate the unique charm that comes with being the only residence on the top floor, providing a sense of privacy with your own landing area. The layout features a generous entrance hall and kitchen dining room, perfect for entertaining guests or enjoying family meals. The separate living room offers a cosy retreat, ideal for relaxation after a long day.

Both bedrooms are very well-sized double rooms, providing ample space for furnishings and personal touches. The apartment also includes a well-appointed bathroom with separate bath and shower, ensuring convenience for all residents.

The property benefits further from parking for two vehicles, a valuable asset in this desirable location, plus you own a share of the freehold for the building the apartment is set within.

This characterful apartment is not just a home; it is a lifestyle choice, offering a unique living experience in a historic setting. With its blend of modern living and period features, this property is sure to appeal to a wide range of buyers looking for a charming place to call home in Worcester.

EPC: C Council Tax Band: C Tenure: Leasehold

Entrance
Enter via the communal door with stairs leading up to the second floor, where the apartment is accessed via a private landing area.

Hallway
Entrance door and windows. Radiator and ceiling light point. Doors to storage cupboard.

Kitchen/Diner
Window to front aspect. Feature fireplace with hearth and surround. Built-in cupboard. Kitchen fitted with wall units and work surface above. Integrated cooker and hob with extractor over. Space for fridge freezer and washing machine. Stainless steel sink and drainer. Tiled splashbacks. Radiator and ceiling light point.

Living Room
Window to front aspect. Double glazed Velux window. Fireplace with gas fire. Radiator and ceiling light point.

Bedroom One
Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Double glazed Velux window. Built-in cupboard. Radiator and ceiling light point.

Bathroom
Double glazed window to front aspect. Panelled bath, shower cubicle with mains fed shower, vanity unit with wash hand basin and low level WC. Tiled splashbacks. Two heated towel rails. Ceiling spotlights and extractor fan.

Parking
The property benefits from two allocated parking spaces.























Agents Note

Please note the parking spaces allocated to the apartment are on a seperate lease to the actual apartment. The lease for the car parking spaces currently have 66 years remaining and it is advised to consult with a solicitor and mortgage advisor before purchasing. Please enquire with us for any further details.

Council Tax Worcester

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

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

We understand that the property is offered for sale leasehold with 965 years remaining on the lease. The service charge is £180pcm.

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.

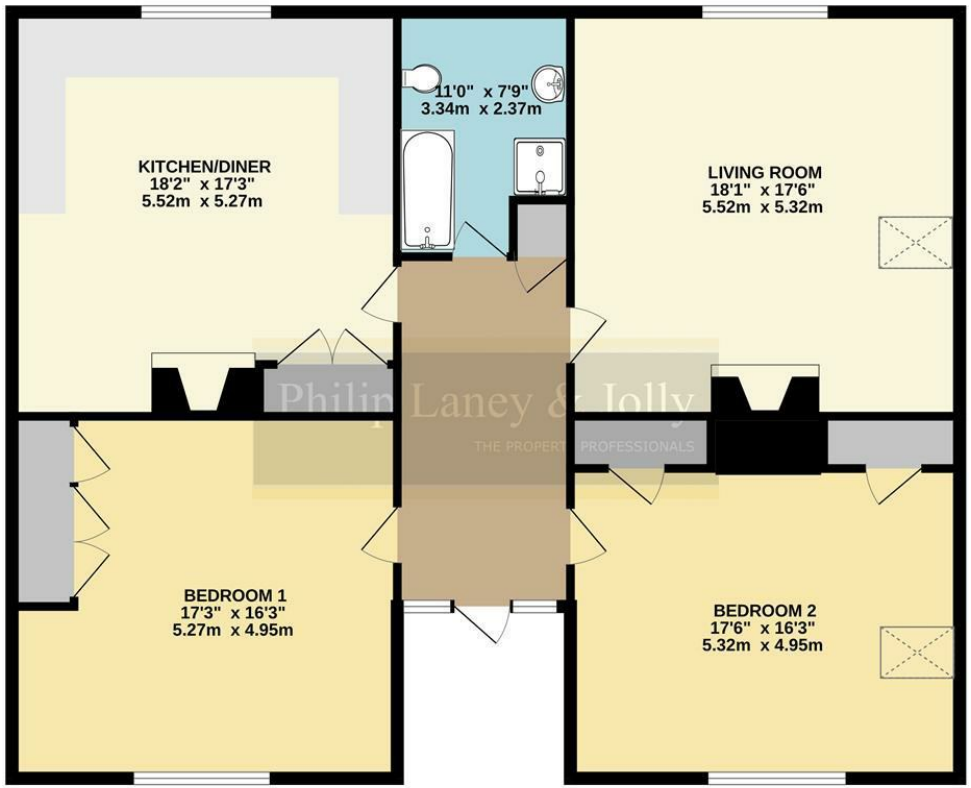
Verifying ID

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.

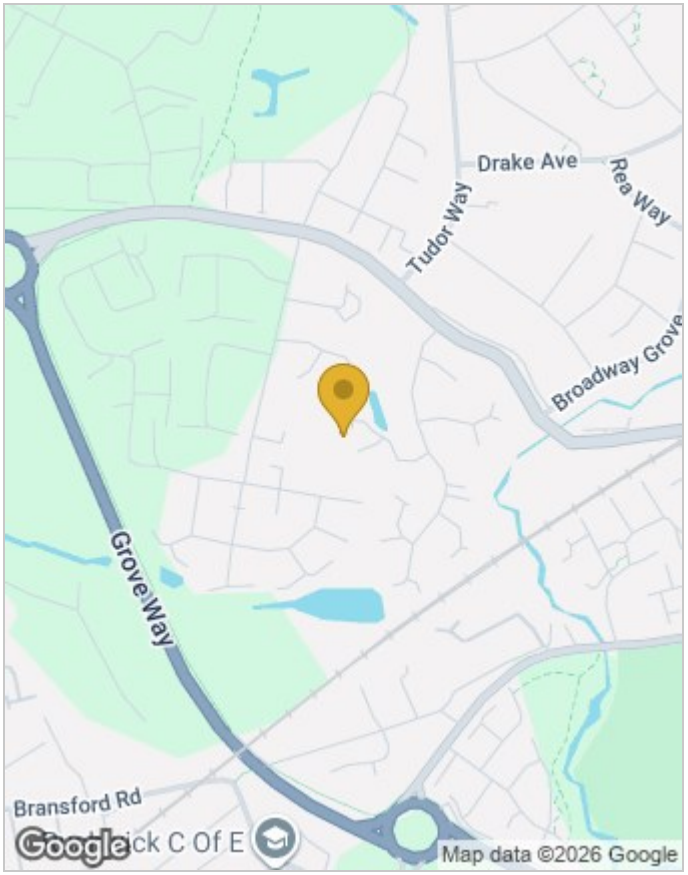
Viewings

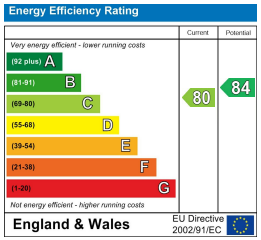
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

SECOND 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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