

Flat 3 Nash House New Street, Worcester, WR1 2DN

Offers In The Region Of £150,000

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PLJ Worcestershire are delighted to present this characterful and very well presented two-bedroom apartment, located in a Grade II* listed building in the heart of Worcester city centre. Just a short walk from an array of shops, bars, restaurants, and recreational facilities. This apartment offers a wealth of character features making it an ideal property in terms of both convenience and historic charm.

Accessed via a secure gated entrance on New Street, the apartment is reached through a communal entrance with stairs leading to the third floor. Inside, the light-filled accommodation includes a spacious living/dining room, a well-appointed modern kitchen with a range if integrated appliances, two bedrooms, with the main bedroom benefitting from fitted wardrobes, and a bathroom with a contemporary suite.

A viewing is highly recommended to fully appreciate the space and character this city-centre apartment has to offer and is offered for sale with no onward chain whilst the current vendor has already paid the SERVICE CHARGE UNTIL DECEMBER 2026 & BUILDINGS INSURANCE UNTIL SEPTEMBER 2027

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EPC: E Council Tax Band: C Tenure: Leasehold

Living room/dining room

Entrance door. Window to front aspect. Two ceiling light points. Radiator. Exposed beams.

Kitchen

Two windows. Radiator. Exposed beams. Ceiling light points. Base units with work surface on top. Integrated fridge, cooker and hob. Space for washing machine. Stainless steel sink and drainer. Tiled splashbacks.

Bedroom one

Window to front aspect. Radiator. Wall light. Exposed beams. Built in wardrobes.

Bedroom two

Window to front aspect. Radiator. Ceiling light point. Exposed beams.

Bathroom

Window to rear aspect. Exposed beams. Extractor fan. Ceiling light point. Radiator. Panelled bath with mains fed shower. Low level WC and pedestal wash hand basin.

WR1 Area Summary

Location: Located in the heart of Worcester city centre, the property is ideally positioned for a wide range of amenities including the High Street, Crowngate Shopping Centre, a range of supermarkets, along with numerous cafés, restaurants and leisure facilities. The scenic River Severn and Worcestershire County Cricket Club are both nearby, offering attractive riverside walks and leisure appeal.

Transport: Excellent transport links include Worcester Foregate Street train station, within the WR1 area, providing regular services to Birmingham and London, with Worcester Shrub Hill also nearby. Road access connects easily to the wider Worcester area and the M5 motorway via Junctions 6 and 7.

Area:WR1 offers a vibrant city-centre atmosphere with historic surroundings, riverside walks and sporting attractions, ideal for convenient urban living.

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).























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 from the vendor there is 97 years remaining on the lease with the service charge being £243.54 per month and ground rent £100 per year.

Buildings insurance liability will be £3,040.21 per annum.

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 Fibre to the cabinet broadband is available at this property.

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

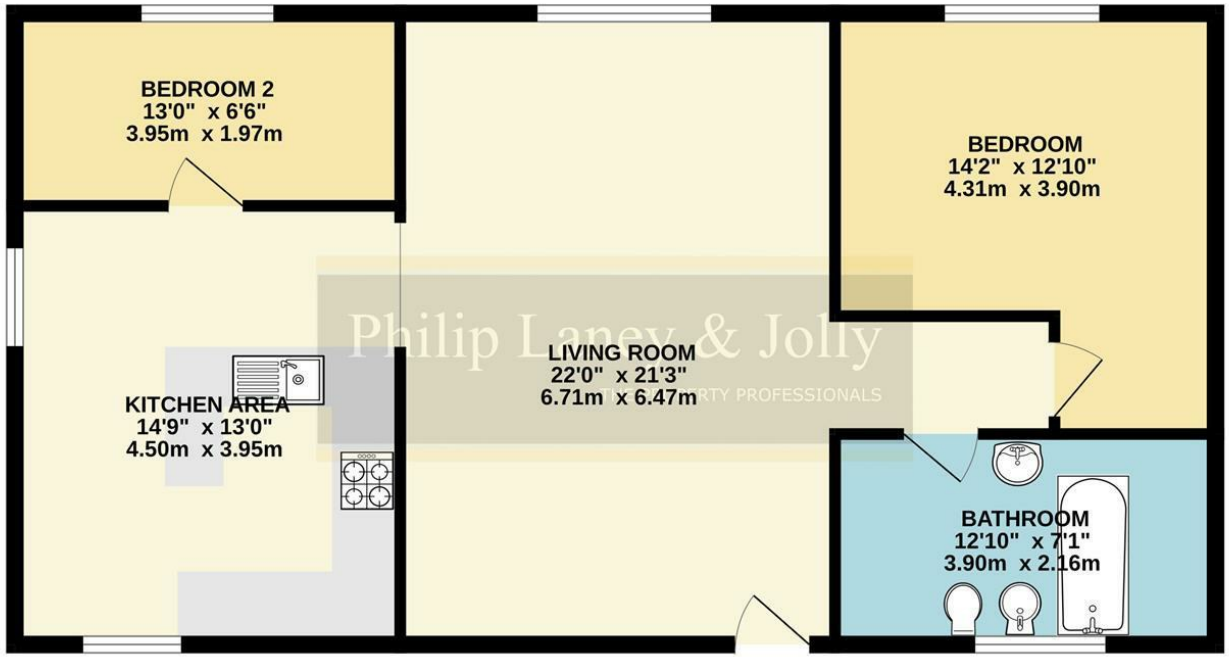
https://www.openreach.com/fibre-checker

Mobile Coverage

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

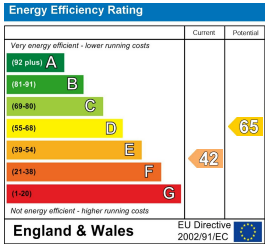
https://checker.ofcom.org.uk/en-gb/mobile-coverage

THIRD FLOOR



Philip Laney & Jolly
PROPERTY PROFESSIONALS





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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