



Connells

Bridgewater House Blackpole Road
Worcester



Property Description

GUIDE PRICE: £60,000 - £70,000

AUCTION DETAILS

AUCTION DATE: TUESDAY 10th MARCH 2026

BIDDER REGISTRATION: BY 2pm MONDAY 9TH MARCH 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Bridgewater House was converted by Seven Capital and has a modern feel being close to amenities and junction 6 of the M5.

This ground floor apartment comprises; communal entrance, entrance hall, living room/ kitchen, two double- bedrooms and bathroom. The property benefits from having allocated parking and ground floor balcony leading to communal gardens

Location

This apartment is situated in Blackpole which offers a wealth of amenities. There is the Elgar retail park with Dunelm, Next home, Home Sense, Marks and Spencer Food Hall, Lidl, Currys, Pets at Home and Homebase as well as KFC and McDonalds. Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Accommodation Details

The property comprises a communal entrance hall, private entrance hall, open plan kitchen/sitting room, two bedrooms, bathroom, allocated parking for one vehicle.

Entrance Hall

Two spotlights, electric radiator, smoke alarm, service hatch, intercom system, telephone point and wooden flooring.

Doors to living room/ kitchen, both bedrooms, bathroom and airing cupboard housing hot water tank also with space for washing machine.

Open Plan Kitchen/Sitting Room

Rear facing window, two pendant ceiling lights, two electric radiators, telephone point, television point and laminate flooring.

Fully glazed UPVC door to outside rear.

Kitchen

Three spotlights, fitted kitchen with a range of wall and base units, work surfaces, single bowl stainless steel sink/ drainer, electric oven, electric hob with integrated cooker hood, integrated fridge freezer.

Bedroom One

Two rear facing windows with fitted blinds, pendant ceiling light, electric radiator, television point, telephone point and carpet flooring.

Bedroom Two

Rear facing window with fitted blinds, pendant ceiling light, electric radiator, telephone point, television point and carpet flooring.

Bathroom

Part tiled splashback tiling, shower over bath with mixer taps, wall mounted wash hand basin, extractor fan, WC, two spotlights, chrome towel rail and tiled flooring.

Outside

Balcony leading to communal gardens.

Parking

Allocated parking space.

Services

All mains' services are connected to the property with exception of gas.

Agents Notes

ONLINE UNDERWRITING
FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 10TH MARCH 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.
CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale, and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Notes

*Guide and Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

NOTE

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.





To view this property please contact Connells on

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E warndonvillages@connells.co.uk

Ankerage Green
WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307500

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive, at the roundabout turn right, at the next roundabout turn left. Continue along Tolladine Road, taking the second exit on the right into Ambleside Drive. Follow the road to the end, turning left onto Brickfields Road, continue along Brickfields road, turning right into Blackpole Road. Continue for some time and Bridgewater House is found on the right-hand side.

EPC Rating: D Council Tax
Band: B

Service Charge:
4200.00

Ground Rent:
250.00

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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