



**Connells**

Whiston Court White Ladies Close  
Worcester



## Property Description

Nestled in the sought-after development of Whiston Court, this well-presented two-bedroom retirement apartment offers comfortable, low-maintenance living in a peaceful yet convenient location within Worcester.

Designed exclusively for the over-55's, the apartment is situated within a secure and friendly community and benefits from lift access and well-maintained communal areas throughout. The accommodation briefly comprises a welcoming entrance hallway with useful storage, a generous living area filled with natural light, and a fitted kitchen offering a range of wall and base units with ample worktop space.

There are two well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes, and a modern shower room finished to a practical standard.

Residents of Whiston Court enjoy access to attractive communal lounges - ideal for socialising with neighbours - as well as beautifully kept shared gardens providing a tranquil outdoor space to relax. Additional benefits include an allocated parking space, visitor parking, secure entry system, and on-site management for added peace of mind.

Conveniently located for local amenities, transport links, and the facilities of Worcester city centre, this delightful apartment presents an excellent opportunity for those seeking independent retirement living within a supportive community.

## Ground Floor

### Communal Entrance

Security doors leading to the communal entrance hall.

Post boxes and a mobility scooter storeroom.

Doors leading to the communal areas including a resident's lounge and dining area.

Stairs and lift rising to the second floor where the apartment can be located.

### Entrance Hall

Two storage cupboards, ceiling light and carpet flooring.

### Kitchen/ Living Area

Front facing double glazed window, ceiling light and spotlights, radiator, integrated appliances, carpet and vinyl flooring.

### Bedroom One

Front facing double glazed window, ceiling light, radiator and carpet flooring.

### Shower Room

Walk in shower, W.C, wash hand basin, ceiling light, part tiled walls and a pull cord.

## Bedroom Two

Front facing double glazed window, ceiling light, radiator and carpet flooring.

## Outside

## Communal Garden

There is a communal garden area and an allocated parking space for the apartment.

## Parking

There is allocated parking for the apartment.

## Services

All mains' services are connected to the property.

## Leasehold:

Length of Lease: 125 years from 1st October 2015

Annual Ground Rent: £250

Annual Service Charge: £13,380





**Floor Plan**

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating:  
Awaited

Council Tax  
Band: D

Service Charge:  
13380.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315788](http://connells.co.uk/Property/WOR315788)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315788 - 0002