



**Connells**

Water Croft  
Long Meadow Worcester



### Property Description

This is a well presented apartment on the second floor. It has been improved and is well presented with all appliances in the kitchen included. There are two bedrooms, off road parking and uPVC double glazing. There is no onward chain.

### Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

### Accommodation Details

The property comprises of communal entrance hall, private entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property further benefits from having an allocated parking space.

### Approach

Door into hall, stairs to the second floor and private front door.

### Entrance Hall

Doors to sitting room, kitchen, both bedrooms and bathroom. airing cupboard housing hot water tank, intercom system, two ceiling lights, access to loft space.

### Open Plan Living Space

### Sitting Room

Front facing uPVC double glazed window, pendant ceiling light.

### Kiltchen

Fitted kitchen with a range of floor mounted and wall units, Quartz work surfaces, breakfast bar, integral dishwasher, washing machine, microwave, fridge/freezer, stainless steel single electric oven, hob and chimney cooker hood over.

### Bedroom One

Rear uPVC double glazed facing double glazed window, ceiling light, built in wardrobe.

### Bedroom Two

Rear facing uPVC double glazed window, ceiling light,

## Bathroom

White suite comprising of white "p" shaped bath with shower over, WC, vanity unit with inset wash hand basin, part tiled walls.

## Outside

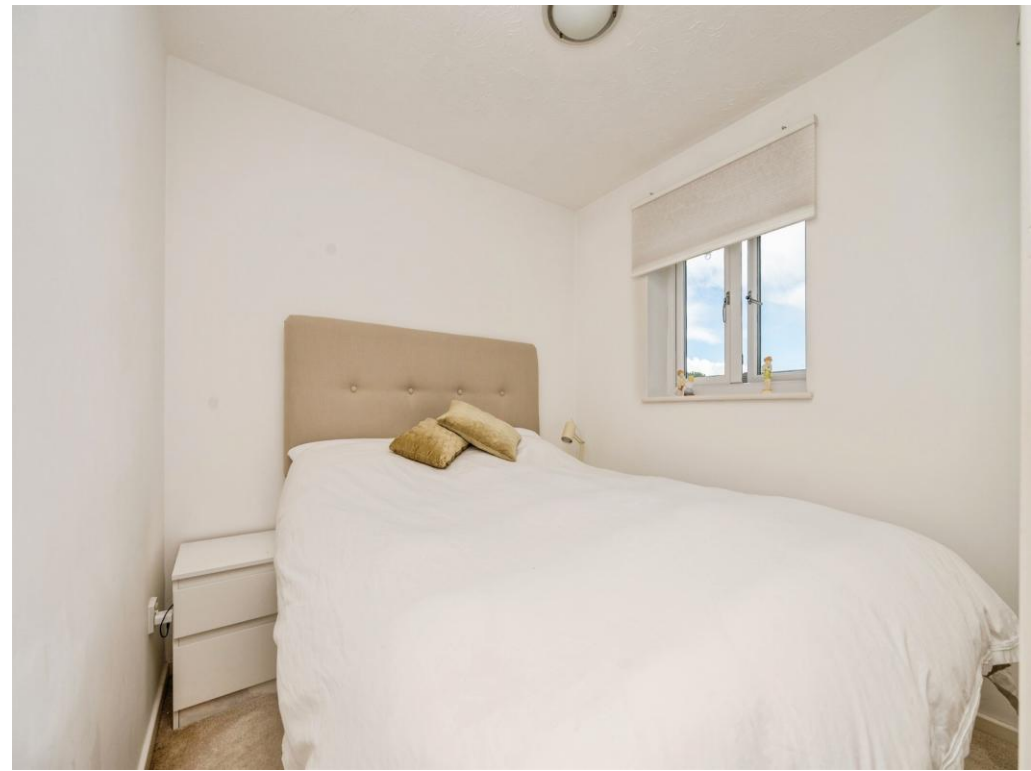
To the outside are communal gardens to the front and rear, and parking with allocated space.

## Services

There is all services apart from gas.

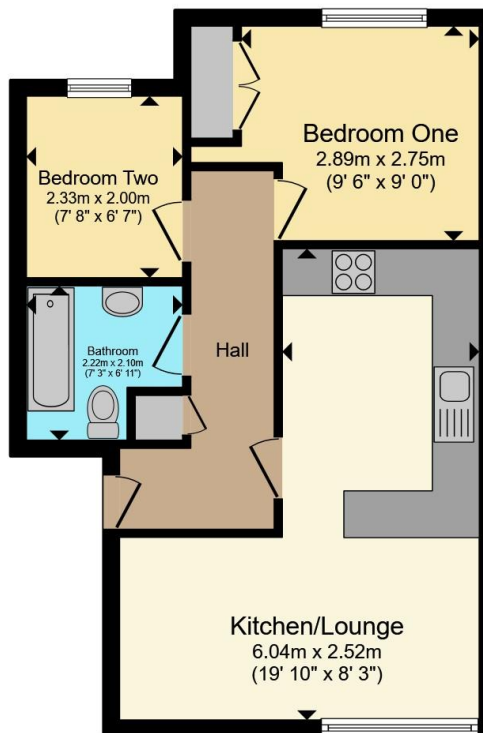
## Agents Note

The vendor is having the lease extended along side a sale. This will be to 125 years.









Total floor area 45.3 m<sup>2</sup> (488 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

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

Ankerage Green  
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**directions to this property:**

From the Connells Warndon Villages office turn right onto Mill Wood Drive and follow the road to the junction, turn left onto Plantation Drive and then take the second exit onto Marsh Avenue. Follow the road round and then turn right onto Water Croft. The building is on your left hand side as you approach the car park.

EPC Rating:	Council Tax	Service Charge:	Ground Rent:	Tenure:
Awaited	Band: A	1500.00	100.00	Leasehold

**view this property online [connells.co.uk/Property/WVL307628](http://connells.co.uk/Property/WVL307628)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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