



**Connells**

Cinderella Court Watery Lane  
Worcester



## Property Description

An immaculately presented two-bedroom first floor apartment offering open plan living/dining/kitchen, allocated parking and communal garden situated within a popular area of St John's. Viewings are highly recommended for this property. Don't miss out!

## Ground Floor

### Communal Entrance Hall

Double doors leading to communal entrance hall, stairs and lift to first floor.

## First Floor

### Entrance Hall

Three wall lights and an electric radiator.

### Cloakroom

Shelving and a water heater.

## Living Area

10' 8" x 15' 7" ( 3.25m x 4.75m )

Rear facing double glazed window, five wall lights, two electric radiators and carpet flooring.

## Kitchen

6' 7" x 9' 6" ( 2.01m x 2.90m )

Wall and base units, stainless steel sink and drainer unit, built in fridge/freezer, oven, hob, cooker-hood, and a washing machine.

## Bedroom One

8' 8" x 15' 4" ( 2.64m x 4.67m )

Rear facing double glazed window, three wall lights, electric radiator and carpet flooring.

## En-Suite

W.C, wash hand basin, mixer shower, extractor, part tiled walls, towel radiator and a ceiling light.

## Bedroom Two

8' 8" x 11' 7" ( 2.64m x 3.53m )

Rear facing double glazed window, three wall lights, electric radiator and carpet flooring.

## Bathroom

W.C, wash hand basin, part tiled walls, bath, towel radiator, extractor and a ceiling light.

## Outside

## Communal Garden

Lawned area with inset shrubs and trees.

## Parking

There is allocated parking and visitor spaces.

## Services

All mains' services connected with the exception of gas.

## Leasehold:

Annual Ground Rent- £250

Annual Service Charge- £1,800

Length of Lease- 155 years from 1st December 2011





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: D Council Tax  
Band: B

Service Charge:  
1800.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315793](http://connells.co.uk/Property/WOR315793)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2011. Should you require 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.

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