



**Connells**

Hock Coppice  
Lyppard Bourne Worcester



## Property Description

Modern Two-Bedroom Ground-Floor Apartment in the popular area of Warndon Villages.

Set amidst mature greenery, the flat enjoys a sense of privacy and tranquillity, ideal for those seeking a quiet retreat with the convenience of local amenities nearby. Inside, the accommodation is generously proportioned with a light, airy feel, providing comfortable living space throughout.

Additional benefits include a private allocated parking space and well-maintained communal areas. With its combination of modern interiors, green surroundings, and practical layout, this home is perfect for first-time buyers, downsizers, or investors alike. The property would command a rental of £925-995PCM.

## Accommodation

This well-presented ground floor apartment has a private hall, living/dining room, kitchen, two bedrooms and a bathroom. There is also a communal garden to the rear and allocated off road parking.

## Ground Floor

### Communal Entrance Hall

The communal door leads to the communal hall, with a private door to the apartment.

### Private Entrance Hall

Storage cupboard, ceiling light and a security entrance phone.

Doors to the bedrooms, bathroom and living/dining room.

## Living/Dining Area

14' 10" x 11' 2" ( 4.52m x 3.40m )  
Front facing uPVC double glazed window, ceiling light, dado rail and a electric heater.

Door to kitchen.

## Kitchen

8' 11" x 7' 2" ( 2.72m x 2.18m )  
Rear facing uPVC double glazed window, stainless steel single drainer sink unit, space for fridge/freezer, space for cooker, space and plumbing for washing machine, ceiling light, range of eye and floor mounted units.

## Bedroom One

11' 5" x 10' 1" ( 3.48m x 3.07m )  
Front facing uPVC double glazed window, built in double wardrobe with hanging and shelving, ceiling light and a electric heater.

## Bedroom Two

9' 7" x 6' 10" ( 2.92m x 2.08m )  
Rear facing uPVC double glazed window, ceiling light and a electric heater.

## Outside

### Outside Front

To the front is a lawned fore garden with a pathway to the front communal door. There is also access to the rear.

## Outside Rear

There is an enclosed rear communal garden which is laid to lawn. There is also a gate leading to one allocated parking space.

## Services

All services are connected apart from gas.

## Agents Note

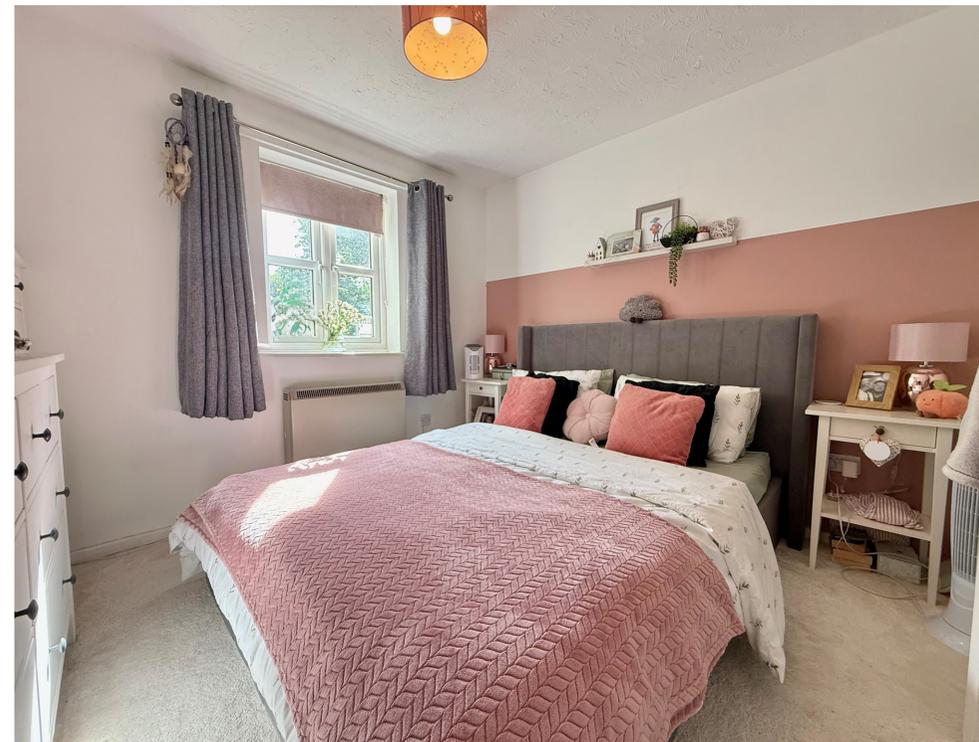
Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

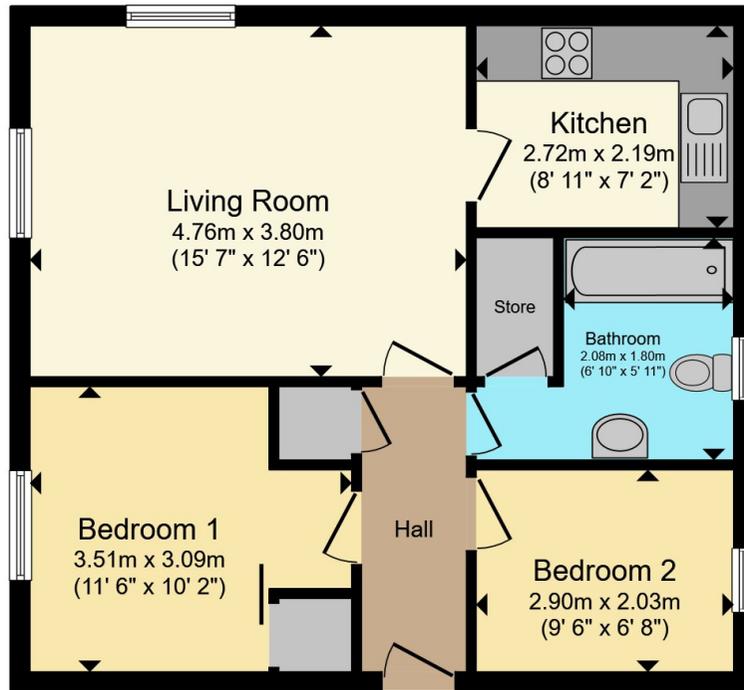
## Leasehold:

Length of Lease: 125 years from 25th December 1990 (89 years remaining)

Annual Ground Rent: £50

Annual Service Charge: £1080





**Floor Plan**

Total floor area 53.6 m<sup>2</sup> (577 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



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:  
1080.00

Ground Rent:  
50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315783](https://www.connells.co.uk/Property/WOR315783)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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