

Philip Laney & Jolly



43 Homenash House St Georges Lane North, Worcester, WR1 1RG

Asking Price £70,000



Philip Laney & Jolly Worcester offer to the market this well presented one bedroom retirement apartment that is ideal for the active over 60s and enjoys pleasant rear views across St Georges Square from Homenash House.

Situated in a popular and convenient location close to the City Centre and a wide range of local amenities, the development benefits from a secure communal entrance with access to a residents lounge, conservatory and laundry room. Lift and stair access lead to the first floor where the apartment is located.

The accommodation comprises an entrance hall with useful storage and doors to all rooms. The modern shower room is fitted with a walk in shower, wash hand basin and WC. The living room is a bright and comfortable space with a rear aspect outlook, providing ample room for both seating and dining, and gives access to the kitchen. The kitchen is fitted with a range of base and wall units, work surfaces, sink unit and space for appliances. The bedroom is a well proportioned double room, enjoying views over St Georges Square and benefiting from built in wardrobe space.

Outside, the property enjoys well maintained communal gardens to the rear, providing a pleasant seating area for residents, with communal parking available to the front.

EPC Grade B. Offered for sale with no onward chain. Viewing is highly recommended.. MAIN PHOTOGRAPH SHOWS THE BUILDING AS SEEN FROM ST GEORGES SQUARE SIDE.

EPC: B Council Tax Band: B Tenure: Leasehold

Entrance

Communal secure entrance to:

Communal Hallway

Communal reception with access to the residents lounge. Access to apartments and Lift.

Doors open to:

Hallway having coving to ceiling, ceiling light point and doors to:

Living Room

Georgian barred sash window to the rear aspect overlooking St Georges Square. Two wall light points and door to Walk-in cupboard offering storage, shelving and water tank. Arched Opening to:

Kitchen

Kitchen is fitted with base and drawer units, wall units and open end shelving. Built-in fridge/ freezer, oven and extractor hood. Work surfaces with inset stainless steel sink and electric hob. Tiled floor and splash backs. Ceiling light point.

Bedroom

Georgian barred sash window to the rear aspect overlooking St Georges Square. Wall light point and double door wardrobe with hanging rail and shelf. Electric night storage heater.

Shower Room

Vanity wash hand basin, WC and walk-in shower with electric shower. Shower screens and glazed door entry. Ceiling light point. Chrome heated towel rail. Panelled splashbacks.

Communal Areas

Residents lounge, laundry room and communal stairs and lift.

Outside

Communal gardens and car park.





Tenure

We understand that the property is offered for sale Leasehold with 87 years remaining on the lease. Current Ground Rent payable is £439.30 per half year and the Service Charge is £2765.21 per annum.

Services

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Council Tax Worcester

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking

Parking for the property is via the residents car park (no allocated parking space)

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

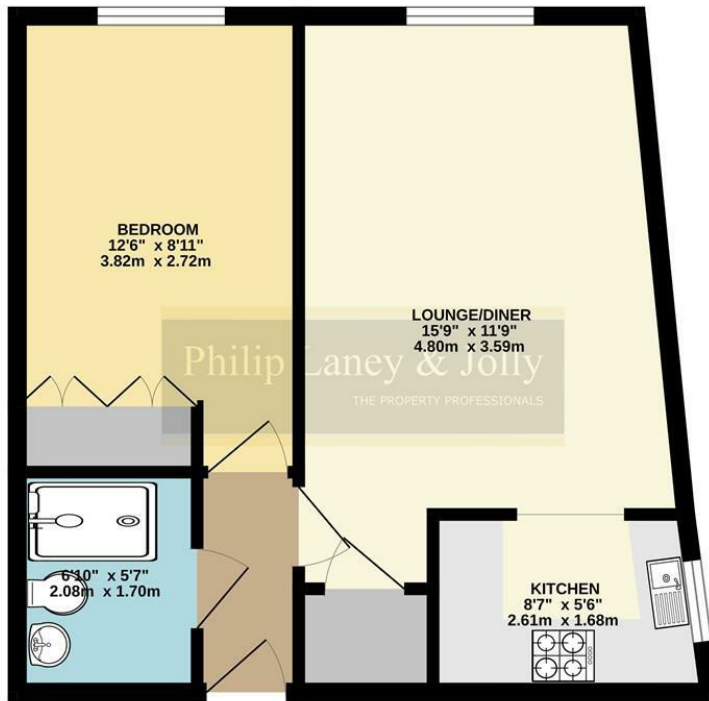
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

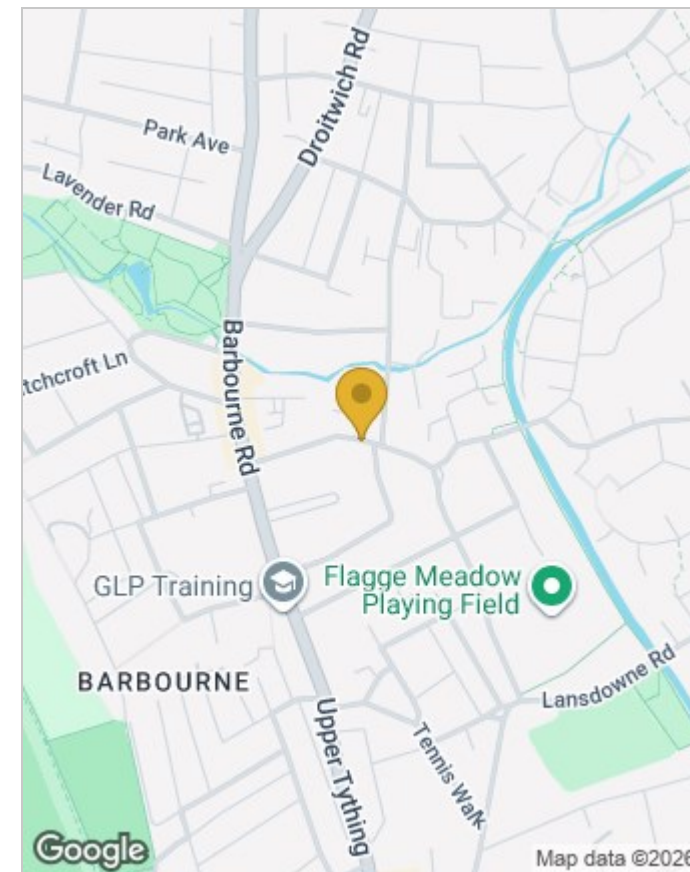
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	82
EU Directive 2002/91/EC		

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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<https://www.pljworcester.co.uk/>