Philip Laney & Jolly

45 Badger Gardens, Worcester, WR5 3TG

Asking Price £120,000

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Philip Laney & Jolly Worcester are pleased to offer to the market this renovated and very well presented top floor apartment, set within maintained communal grounds and benefiting from allocated parking. Situated in the ever popular area of St Peter's, the property offers convenient access to local amenities, Junction 7 of the M5 motorway network, and Worcestershire Parkway railway station.

The apartment has been recently renovated and provides attractive accommodation comprising an entrance hall with built in storage cupboard and access to loft storage. The open plan living and kitchen area features a newly fitted kitchen and enjoys an elevated outlook with double glazed windows to dual aspects, allowing plenty of natural light. The newly refitted bathroom comprises a panelled bath with electric shower over, low level WC, and wash hand basin. The main bedroom benefits from a double glazed window and a built in wardrobe.

Further benefits include an allocated parking space, making this an ideal first time purchase or investment in a highly convenient location.

EPC: C Council Tax Band: A Tenure: Leasehold

## Hall
Night storage heater. Ceiling light point. Storage cupboard. Loft access

## Lounge/Kitchen
Double glazed window to front aspect. Double glazed window to side aspect. Night storage heater. Two ceiling light points.
Kitchen area comprises of modern wall and base units with work surface atop. Stainless steel sink and drainer. Integrated cooker and hob. Space for fridge and washing machine. Panelled splashbacks.

## Bedroom
Double glazed window to front aspect. Ceiling light Point. Built-in wardrobe.

## Bathroom
Panelled bath with electric shower, pedestal wash hand basin and low level WC. Extractor fan. Panelled splashbacks. Ceiling light point and wall light.

## WR5 Area Summary
Location: Situated in the popular WR5 area of Worcester, the property enjoys convenient access to a range of local amenities including Waitrose, Tesco and nearby retail parks with stores such as B&M and Home Bargains. Worcester city centre is easily reached for additional shops, cafés and leisure facilities.

Transport: Excellent commuter links include easy access to the M5 (Junction 7) and nearby Worcester Shrub Hill, Worcester Foregate Street and Worcestershire Parkway train stations, offering regular services to Birmingham, London and surrounding areas.

Area: The area is predominantly residential with a pleasant suburban feel, combining everyday convenience with access to green spaces and nearby village surroundings.

## COUNCIL TAX WORCESTER
We understand the council tax band presently to be : A
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).

## Floor Plan
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.

## 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.

## Tenure leasehold
We understand (subject to legal verification) that the property is Leasehold.
999 Year Lease with approximately 962 years remaining
Service Charge deemed to include ground rent £65 per calendar month

## 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.
For an indication of possible mortgage products please complete the following 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.

## Parking
Parking for the property is via the allocated space.

## 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:

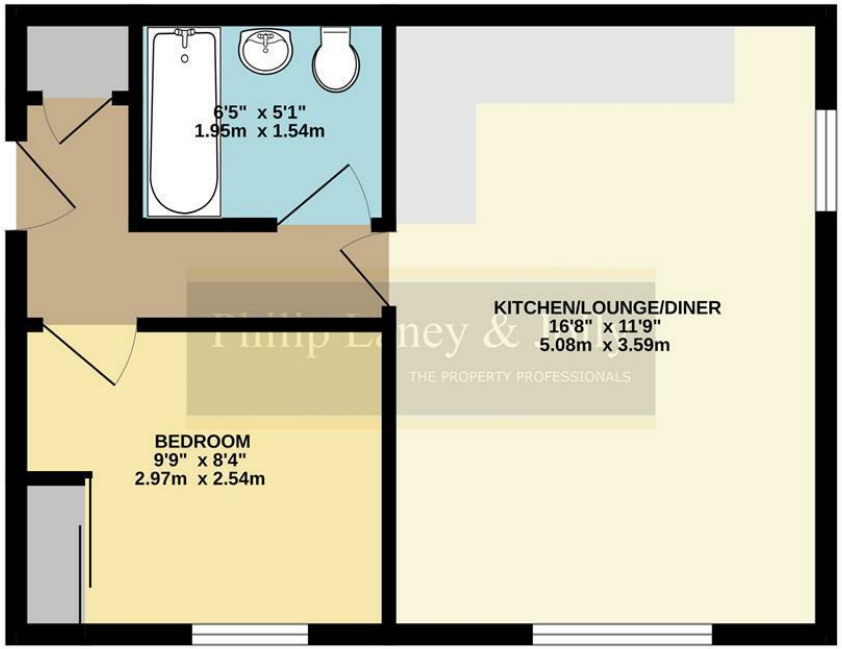
https://www.openreach.com/fibre-checker

## 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

## Agents Note
Please note there is currently a subsidence claim on the property going through with insurers due to a neighbouring tree which they are in discussions with about getting removed. For any further information please contact us.

THIRD FLOOR




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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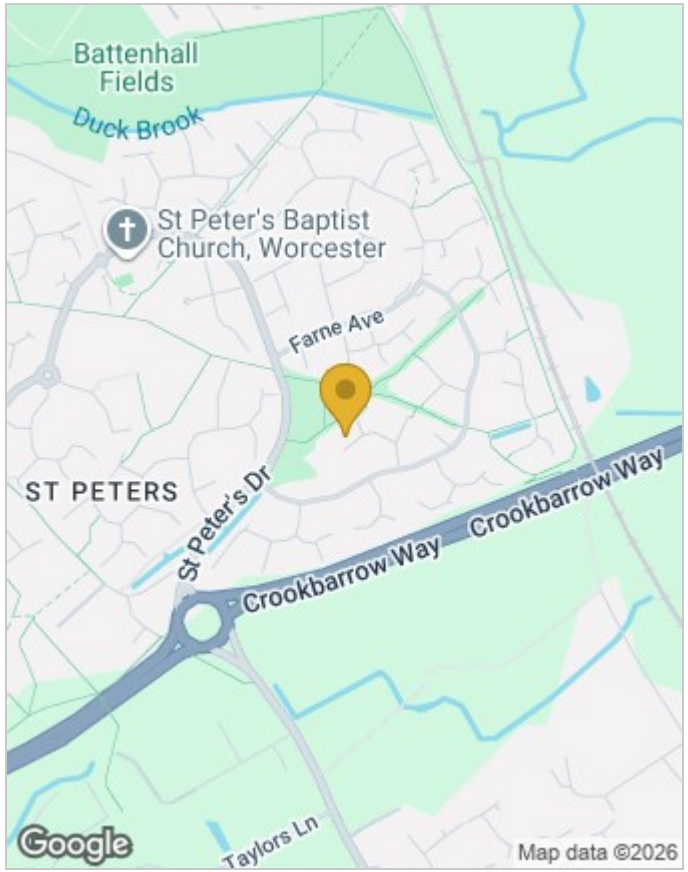


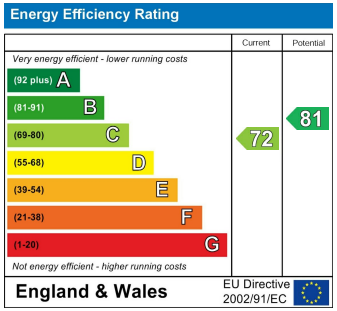


## Viewing

Please contact our Worcester Office on 01905 26664 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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