Philip Laney & Jolly



1 Belmont Lodge Mayfield Road, Worcester, WR3 8NS

Guide Price £140,000

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Philip Laney & Jolly Worcester presents this spacious two-bedroom ground floor apartment, conveniently situated on Mayfield Road in Worcester. Offering well-proportioned accommodation throughout, along with the added benefits of a garage and communal gardens, this property would make an ideal purchase for first-time buyers, couples or those looking to downsize.

The apartment offers a practical and well-arranged layout, with the bathroom conveniently positioned off the entrance hall and the accommodation extending either side to provide access to the two double bedrooms and the main living areas. Both bedrooms are generously sized, offering plenty of room for bedroom furniture and additional storage if required.

The living-diner provides a particularly spacious area for both relaxing and entertaining, with ample room for lounge furniture as well as a dining table and chairs. The separate kitchen is also a good size, offering plenty of worktop and storage space, with room to accommodate everyday cooking needs.

Externally, the property benefits from its own garage, providing useful secure parking or additional storage space. There are also communal gardens for residents to enjoy, offering a pleasant outdoor space to sit and relax during the warmer months.

The location is another appealing feature, with Mayfield Road being conveniently positioned within easy reach of Worcester city centre. A range of local shops, restaurants and everyday amenities are close by, making this a practical location for those wanting to enjoy everything Worcester has to offer.

Overall, this is a well-proportioned ground floor apartment in a convenient location, offering comfortable living accommodation, two double bedrooms and the added advantage of a garage and communal gardens.

Entrance Hallway
Composite front door. Storage cupboard. Ceiling light point. Doors off to:

Living/Dining Room
Double glazed windows to front and rear aspects. Two radiators and ceiling light points. Door leading to:

Kitchen
Double glazed window to front aspect. Matching wall and base units with worksurfaces over. Integrated 'Hotpoint' oven and 'Russel Hobbs' 4 ring gas hob with extractor over. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for freestanding fridge. Tiled floors. Ceiling light point.

Bedroom One
Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.























Bedroom Two
Double glazed window to front aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to rear garden. Claw foot freestanding bath with taps and handheld shower over, pedestal wash hand basin and low level WC. Fully tiled. Radiator and ceiling light point.

Outside
Garage and communal gardens.

Parking
Parking for the property is on road. The property does have access to its own garage.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold.
Lease term 999 years with 955 years remaining and service charge is £80 per month to be verified.

Services
Mains electricity, gas, 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.

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.

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).

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

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

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

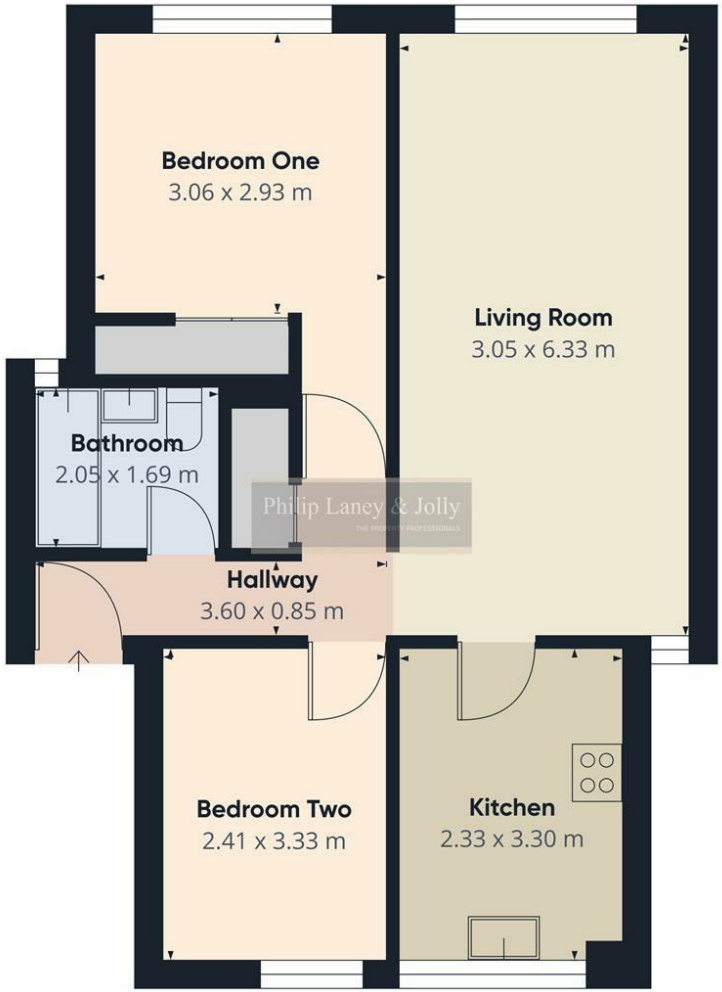
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

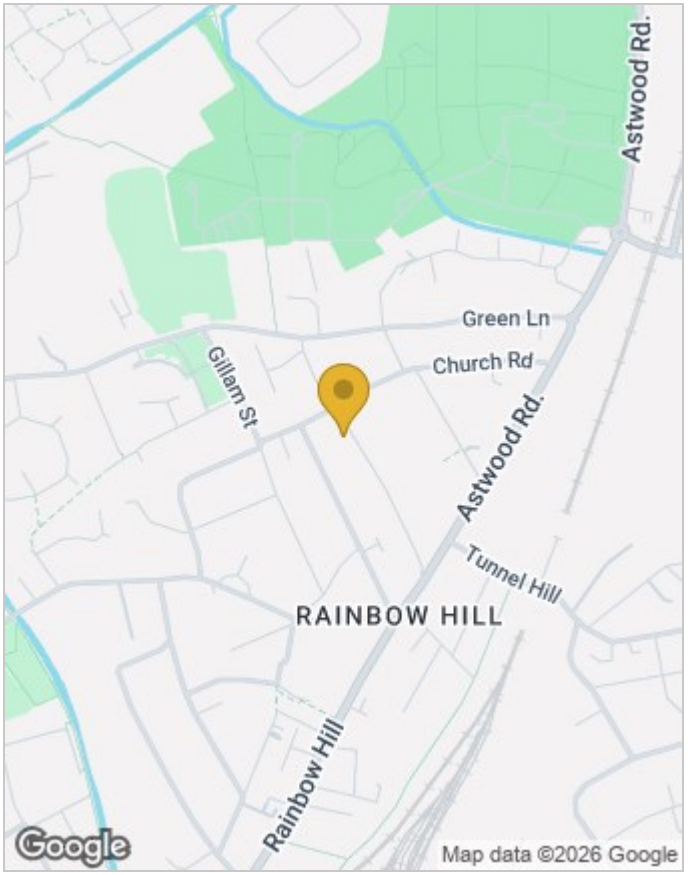
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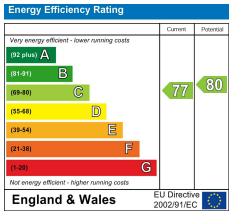
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/