

Philip Laney & Jolly



Flat 2 Nash House 8 New Street, Worcester, WR1 2DN  
Guide Price £99,000



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PLJ Worcestershire are pleased to bring to the market this two bedroom characterful apartment situated in a Grade II listed building in the middle of the city centre and within easy walking distance to all amenities the city has to offer including shops, bars, restaurants and recreational facilities.

This apartment is also available to INVESTORS with TENANTS IN SITU due to an ongoing tenancy agreement. The current rent achieved on the property is £750pcm.

The apartment is accessed via a communal entrance through a secure gate and door off New Street with stairs rising to the second floor. Once in the apartment the light and airy accommodation comprises of entrance hall, spacious living room and kitchen/dining area, two bedrooms and a bathroom.

A viewing is highly encouraged to appreciate this spacious and characterful apartment within the Worcester city centre.

EPC Grade D Council Tax Band C  
Tenure: Leasehold

**Communal Entrance**

Gated access off of New Street. Communal entrance door. Stairs rising to the second floor.

**Hall**

Entrance door. Ceiling light point. Radiator. Doors off to:

**Living Room**

Window to front aspect. Wall lights. Radiator. Exposed timbers and bricks.

**Kitchen/Dining Area**

Window to rear aspect. Matching wall and base units with work surface on top. Integrated cooker, hob and fridge freezer. Space for dishwasher. Stainless steel sink and drainer. Tiled splashbacks. Exposed timbers. Two ceiling light points. Radiator.

**Bedroom One**

Window to front aspect. Wall lights. Radiator. Exposed timbers.

**Bedroom Two**

Window to front aspect. Wall lights. Radiator. Exposed timbers.

**Bathroom**

Panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splash backs. Radiator. Ceiling light point. Extractor fan. Exposed timbers.





## Utility Area

Accessed off the main landing. Obscure glazed window. Wall units with stainless steel sink and drainer. Space and plumbing for washing machine. Separate WC.

## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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).

## 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.

## 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, 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.

## Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

We have been advised the ground rent is currently £100 per annum and the service charge is £249.38 per month.

We believe there is 97 years remaining on the lease.

Buildings insurance liability will be £3,381.25 per annum.

## 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.

## Parking

There is no allocated parking for the property. Parking would need to be found on nearby streets.

## Broadband

We understand currently Fibre to the cabinet broadband is available at this property.

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

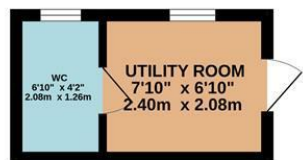
<https://www.openreach.com/fibre-checker>

## 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>

## SECOND 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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