



26 Keats Avenue, Worcester, WR3 8DU
Guide Price £140,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester welcome to the market 26 Keats Avenue. Located North of Worcester, this spacious and light apartment offers a perfect blend of comfort and potential. Enjoying two generously sized bedrooms, this property is ideal for individuals or small families seeking a spacious and inviting property. The apartment features a well-proportioned reception room that enjoys natural light, creating a warm and welcoming atmosphere.

The kitchen, while functional, presents an excellent opportunity for cosmetic improvements, allowing you to personalise the space to your taste. There is ample storage throughout the property whilst also benefitting from gas central heating and double glazing.

For those who value convenience, off-road parking is available with a carport. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

This apartment on Keats Avenue is not just a place to live; it is a canvas for your creativity and a chance to make it your own. With its spacious layout and inviting atmosphere, it is a wonderful opportunity for anyone looking to settle in the vibrant city of Worcester.

EPC: C Council Tax Band: A Tenure: Leasehold

Communal Entrance
Having stairs up to the top floor landing with additional storage cupboard serving the apartment and a private front door opening to the entrance hall.

Entrance Hall
Access to all rooms and including ample practical storage cupboards.

Lounge/Dining Room
Light and spacious room with double glazed bay window to rear overlooking the communal gardens/grounds, separate double glazed window to side, ceiling light point, tv point radiator and two useful storage cupboards.

Kitchen
Double glazed window to the front aspect, matching wall and base units, gas hob with electric oven, space for fridge and freezer, space and plumbing for washing machine all of which can be negotiated to purchase, tiled floor. Worcester Bosch combination boiler, sink and draining board.

Bedroom One
Double glazed window to the rear aspect.

Bedroom Two
Double glazed window to the front aspect





Bathroom

Double glazed window to the front aspect. bath with shower over, low level WC and wash hand basin.

Carport

There is a carport and parking for residents to the property.

Communal Gardens/Grounds

Well maintained communal gardens/grounds surround the property and enjoyed from the rear aspect outlook.

Tenure Leasehold

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

The current lease started 25/10/2016 and expires 15/03/2990. 965 years remaining with a service charge of £115pcm

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>

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 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>

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.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Parking

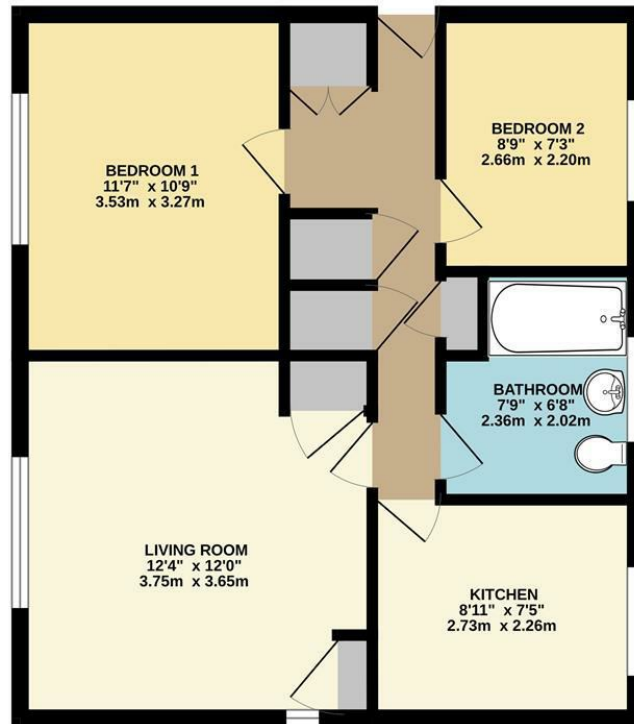
Parking for the property is via the carport and resident parking area

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. We do hold on file gas and electric safety certificates.

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.

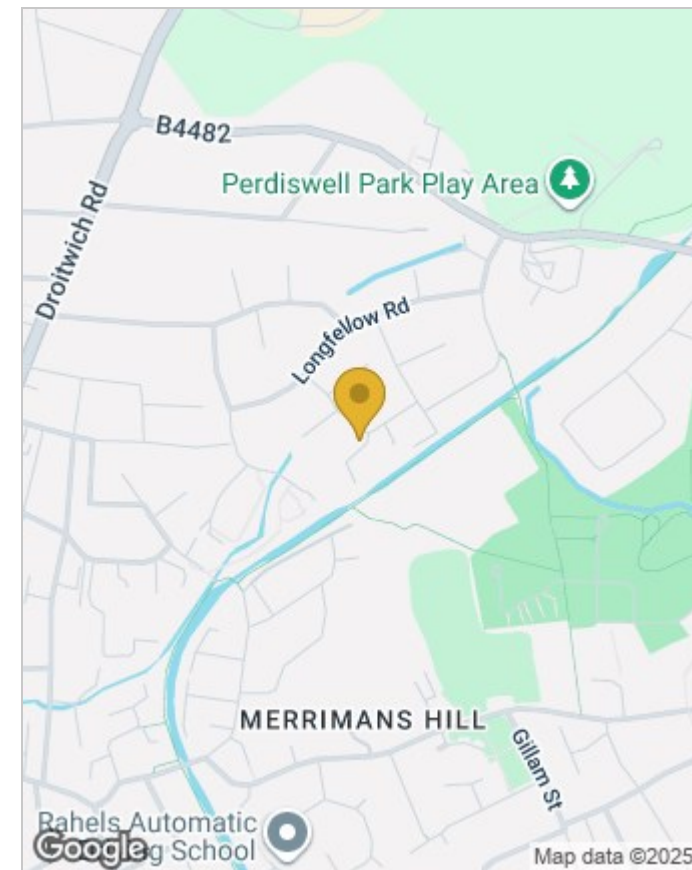


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (1-10)		
B (11-15)		
C (16-20)		
D (21-25)		
E (26-30)		
F (31-35)		
G (36-40)		
Not energy efficient - higher running costs		
England & Wales	78	79
EU Directive 2002/91/EC		