Philip Laney & Jolly

2 King Street, Worcester, WR1 2NZ

Guide Price £225,000

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PLJ Worcester are delighted to bring to the market situated in the heart of Worcester on King Street, this immaculately presented second-floor apartment which is a fantastic blend of comfort and convenience. Boasting two spacious double bedrooms, this property is ideal for professionals, couples, or small families seeking a modern living space.

As you enter the apartment, you are greeted by the light and airy accommodation with a open plan living/dining room and well-appointed contemporary kitchen with a range of integrated appliances.
The apartment features a stylish bathroom, designed with contemporary fittings to ensure a pleasant experience. The two double bedrooms are generously sized, providing ample storage and personal space for all occupants.

One of the further benefits of this property is its allocated underground parking space, offering both security and convenience in a bustling city environment. Additionally, the apartment is within walking distance to Worcester city centre, allowing residents to enjoy a vibrant array of shops, cafes, bars restaurants, and recreational facilities on their doorstep.

This property is not just a home; it is a lifestyle choice, combining modern living with the charm of city life. With its prime location and excellent amenities, this apartment is a rare find in Worcester.

Hall
Entrance door. Two ceiling light points. Radiator. Large storage cupboard with space and plumbing for washing machine. Storage cupboard. Doors off to:

Living / Dining room
Double glazed window to rear aspect. Two ceiling light points. Two radiators.

Kitchen Area
Ceiling spotlights. Modern wall and base units with work surface over. Integrated fridge freezer, microwave, dishwasher, cooker and hob with extractor over. Tiled floor. Stainless steel sink and drainer.

Bedroom One
Two double glazed windows to rear aspect. Ceiling light point. Radiator. Built in wardrobes.

Bedroom Two
Double glazed window to rear aspect. Ceiling light point. Radiator.

Bathroom
Ceiling spotlights. Extractor fan. Contemporary suite with double shower cubicle with mains fed shower. Panelled bath with shower attachment. Wall-mounted wash hand basin and low level WC. Tiled splashbacks. Tiled floor. Heated towel rail.

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).

Parking
Parking for the property is one allocated parking space.

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.

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.

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 understand there are 123 years remaining on the lease, ground rent is £150pa and service charge is £1700pa (subject to legal verification).

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.

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.

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

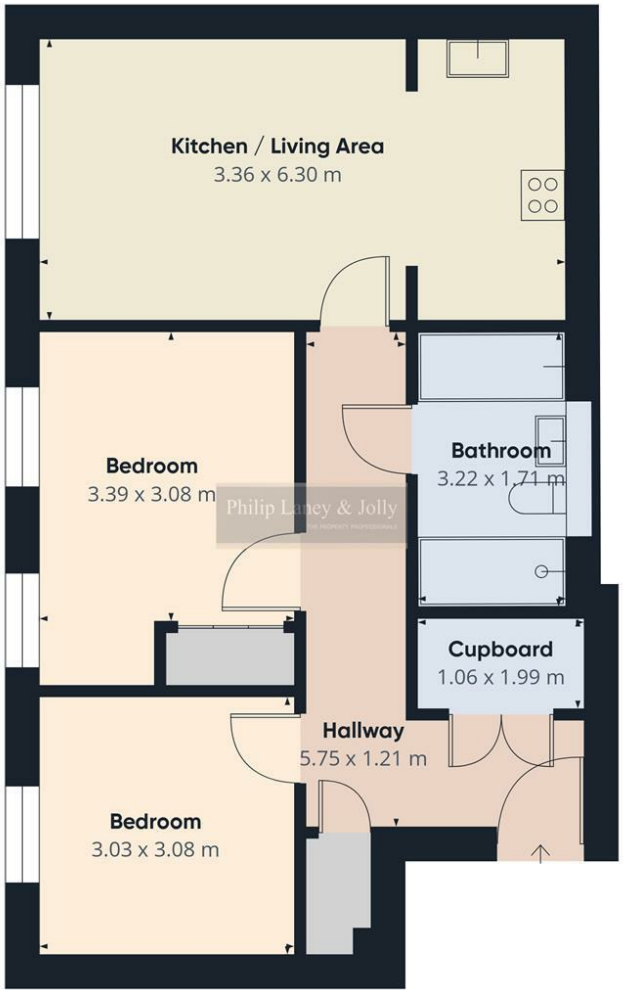
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home

What Three Words

Turkey Lasted Beans



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
61.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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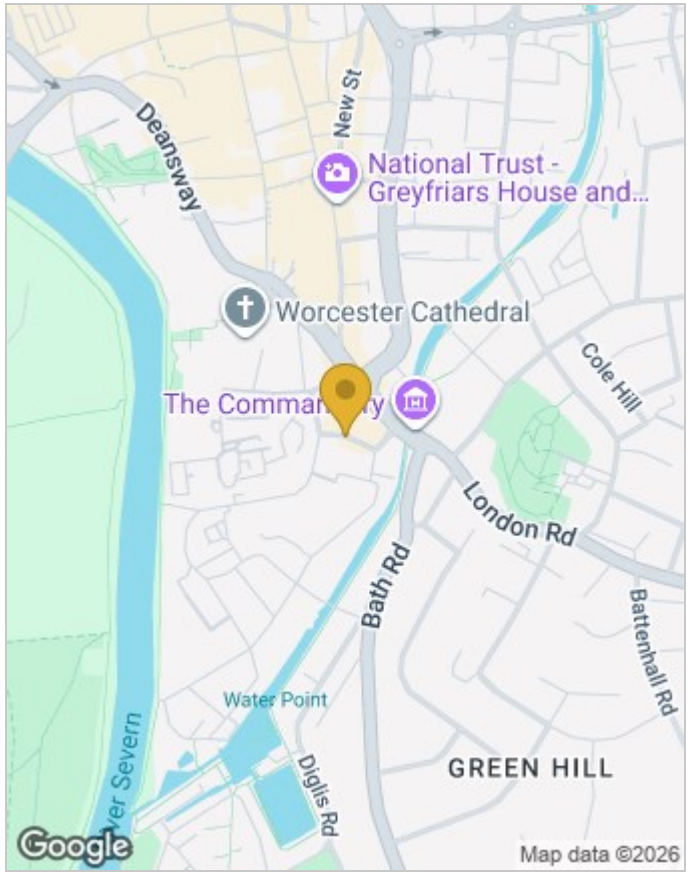

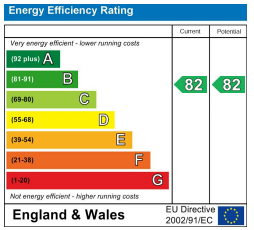

Viewing

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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