



36 Austin Court Mill Street, Worcester, WR1 2BX

Asking Price £215,000

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

Philip Laney and Jolly are delighted to present this beautifully appointed second floor apartment on Mill Street, Worcester. Offering a stylish and contemporary interior, this exceptional property provides a comfortable and convenient living space in a sought-after location.

Upon entering, you are welcomed by a well-presented and thoughtfully designed interior, complete with underfloor heating throughout. The bright and airy reception room offers an inviting space to relax or entertain.

The apartment features two well-proportioned bedrooms, both benefitting from built-in wardrobes, providing ample storage. The principal bedroom enjoys the added luxury of a Juliette balcony.

The modern kitchen is fully equipped with high quality integrated appliances, offering both style and practicality for everyday cooking and dining. Adding to the convenience, the property boasts a contemporary four-piece Jack and Jill bathroom, complete with a bath, separate shower, wash basin, and WC, delivering a sense of modern luxury.

Located within walking distance of Worcester city centre, this fantastic apartment provides easy access to an array of shops, restaurants, and local attractions, making it ideal for those who appreciate both convenience and lifestyle.

With its prime location and modern amenities this property is not to be missed. Viewing is highly recommended to fully appreciate all that this superb home has to offer.

EPC: C Council Tax Band: C Tenure: Leasehold

#### Entrance

Door opens to:

#### Hall

Storage cupboard. Intercom system. Utility Cupboard with fitted washer dryer.

#### Open Plan Kitchen & Living Room

Range of base and wall units, Bowl & half sink and drainer. Integrated fridge/freezer and dishwasher. Electrolux oven and four ring hob with splashbacks. Electrolux microwave. Double glazed to side aspect. Underfloor heating.

#### Bathroom

Having shower cubicle, panelled bath, W.C., tiled floor and chrome heated towel rail, tiled walls and mirrored vanity unit. Door to:

#### Bedroom One

Having Juliette balcony, patio door with double side panel. Ceiling light point. TV Aerial point. Built-in wardrobes and door to the bathroom.

#### Bedroom Two

Double glazed window to side aspect, built-in wardrobe and TV Aerial point. Ceiling light point.

#### Tenure Leasehold

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

We understand there are currently 117 years remaining on the lease.

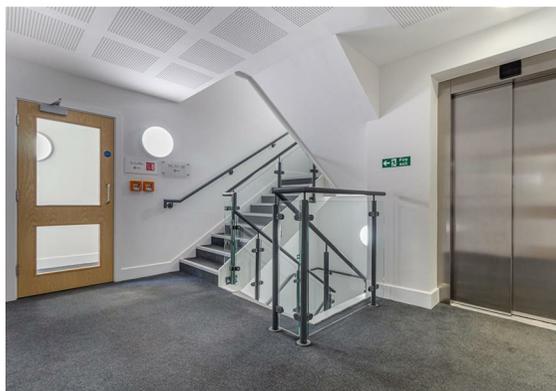
The Ground rent is £150 per annum

The Service Charge is £1483 per annum

Please note the figures have been provided at the time of instruction and should be verified prior to completion.

#### Parking

Parking for the property is via the allocated parking space in the secure car park.





#### 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.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

<https://www.tax.service.gov.uk/check-council-tax-band/property/231ff8c1-480e-886c-8132-f94c761cc1d5>

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.

#### 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.

#### 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.

#### 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.

#### 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:

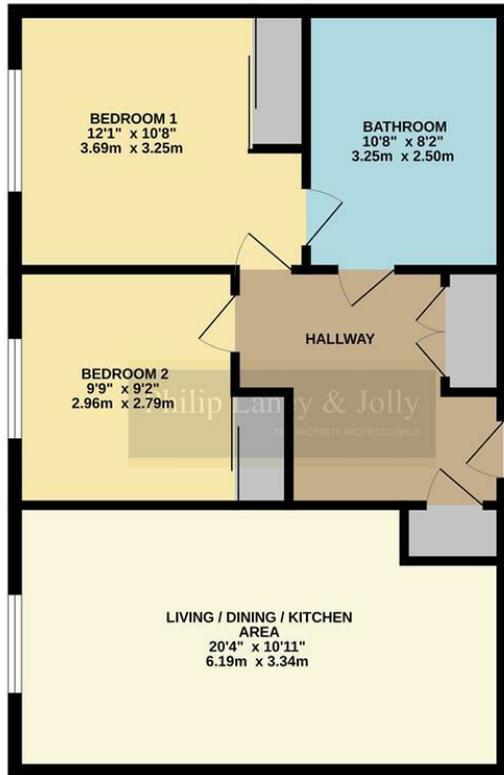
<https://www.openreach.com/fibre-checker/my-products>

#### Mobile Coverage

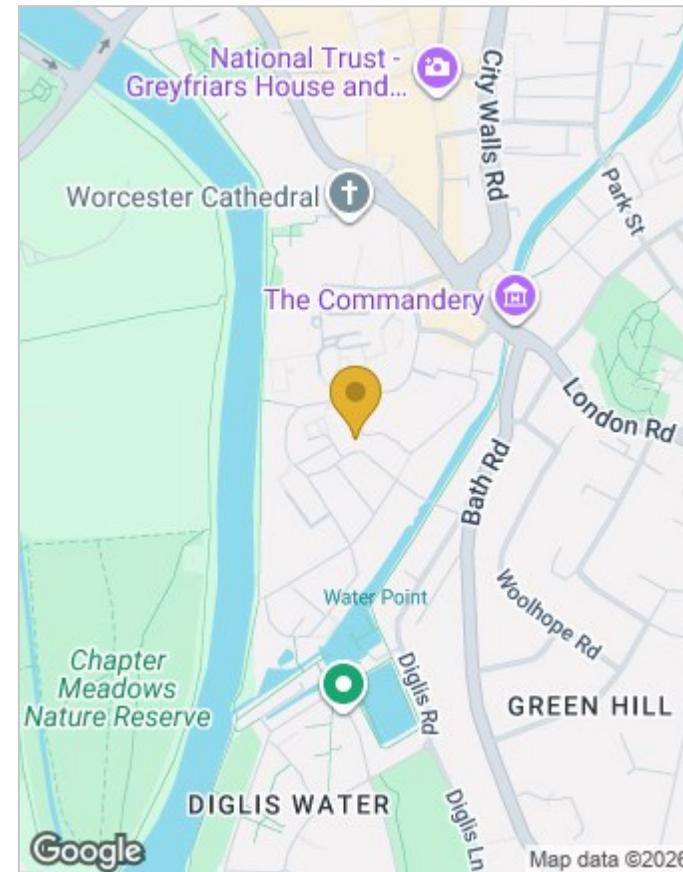
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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





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			
02-100	A		
11-101	B		
39-40	C	78	78
45-49	D		
55-54	E		
62-38	F		
81-20	G		
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.