Philip Laney & Jolly

5 Belmont Lodge Mayfield Rd, Worcester, WR3 8NS

Guide Price £145,000

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

PLJ Worcester bring to the market situated on Mayfield Road this two-bedroom ground floor flat with its own private entrance. This property provides a sense of independence and privacy, making it an ideal choice for individuals or small families.

Upon entering, you will find a large living/dining room that serves as a versatile space for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to your everyday needs.

One of the standout features of this property is the access to communal gardens, where you can enjoy the outdoors and perhaps indulge in a spot of gardening or simply unwind in a tranquil setting. Additionally, the flat comes with the added benefit of a garage.

For those who value convenience, this property is offered with no onward chain, allowing for a smooth and straightforward purchasing process.

Situated in a location that offers easy access to local amenities and transport links. Whether you are looking to invest or seeking a new place to call home, this property is certainly worth considering.

EPC: D Council Tax Band: A Tenure: Leasehold

Hallway
Storage cupboard. Electric heater. Ceiling light point and doors off to:

Living/Dining Room
Double glazed windows to front and rear aspects. Electric heater. Two ceiling light points. Doorway to:

Kitchen
Double glazed windows to front aspect. Matching wall and base units with worksurface over. Tiled splashbacks. Stainless steel sink and drainer. Space and plumbing for washing machine and space for fridge/freezer. Space for cooker with extractor fan over. Storage cupboard. Ceiling light point.

Bedroom One
Double glazed windows to front aspect. Built-in wardrobe. Ceiling light point.

Bedroom Two
Double glazed windows to front aspect. Built-in wardrobes. Ceiling light point.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath with electric shower over, wash hand basin with panel splashback inset to vanity unit and low level WC. Tiled splashbacks. Extractor fan and ceiling light point.

Outside
Communal gardens.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold. We believe there is 956 years remaining on the lease and service charge is £80 per month.

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.

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 now 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.

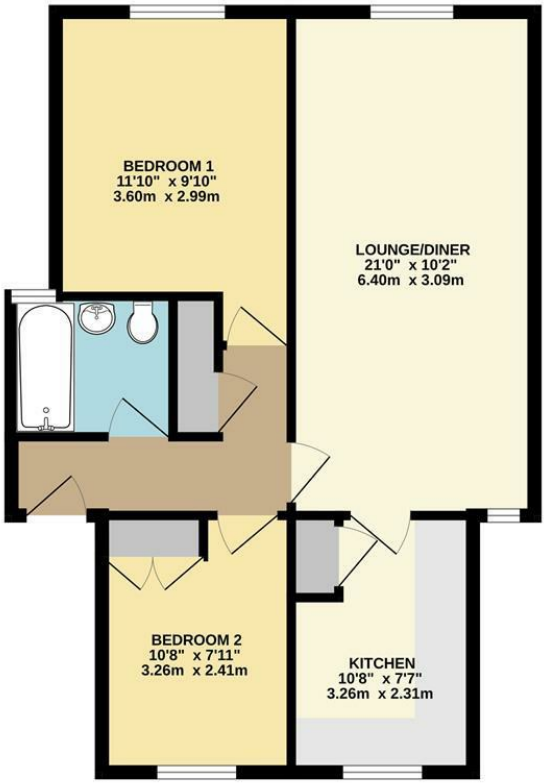
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

GROUND 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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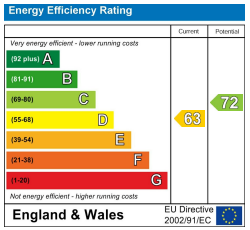

Viewing

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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