



Marlow Court Britannia Square, Worcester, WR1 3DP
Asking Price £130,000



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

Philip Laney & Jolly Worcester are delighted to present this two-bedroom second-floor apartment, ideally situated in the ever-popular Barbourne area. Offering period charm and an excellent location, the property presents an ideal opportunity for first-time buyers, investors, or those looking to downsize.

Conveniently positioned within walking distance of Worcester City Centre, the apartment enjoys easy access to a wide range of shops, cafés, restaurants, leisure facilities and excellent transport links. Barbourne is a well-established and sought-after residential area, offering a welcoming community and an array of everyday amenities close at hand.

Combining a highly convenient location with practical accommodation, this apartment offers an excellent opportunity to secure a home in one of Worcester's most desirable residential areas, with everything Worcester has to offer within easy reach.

The property is offered for sale with no onward chain, helping to ensure a straightforward purchase for prospective buyers.

EPC: E Council Tax Band: B Tenure: Leasehold

Hallway

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

Kitchen

Double glazed window to rear aspect. Matching wall and base units with work surface over. Integrated cooker and hob. Tiled splashbacks. Staines steel sink and drainer. Space and plumbing for washing machine and space for undercounter fridge freezer.

Living Room

Double glazed sash windows to front and side aspects. Ceiling light point and electric storage heater.

Bedroom One

Double glazed sash window to side aspect. Ceiling light point and electric storage heater.

Bedroom Two

Double glazed sash window to front aspect. Electric storage heater. Ceiling light point.





Bathroom

Obscure double glazed window to side aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Ceiling light point and electric fan heater.

Parking

Parking for the property is via the communal car park to the front (no allocated parking space)

Tenure Leasehold

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

We understand there are 975 years remaining on the lease and service charge is £140 pcm.

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 : B

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).

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>

Broadband

We understand that there are currently no plans to build Full Fibre Broadband 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.

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.

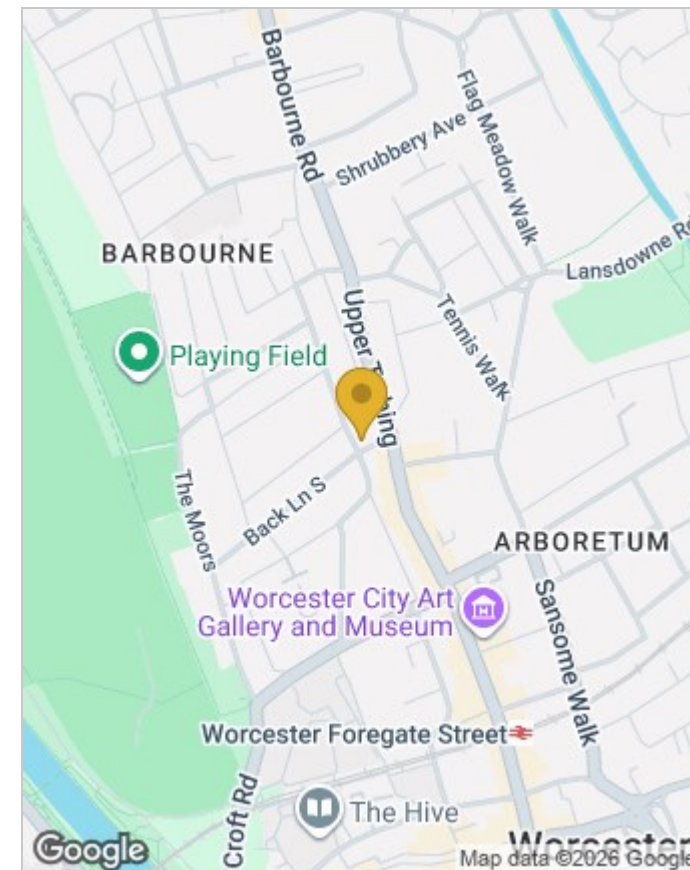
Viewings

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.





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	Future
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
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.

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