



Flat C 38 Foregate Street, Worcester, WR1 1EE  
Guide Price £115,000



PLJ Worcester are pleased to present this one-bedroom apartment at 38 Foregate Street. Situated on the second floor, the property boasts an open plan lounge, dining area, and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

The apartment is situated in the heart of Worcester city centre and within walking distance to an array of restaurants, cafes, bars, shops and recreational activities. It is also a short walk to Foregate Street train station making it ideally located for those needing to commute further afield.

One of the standout features of this property is the generously sized four-piece suite bathroom. This luxurious space offers both practicality and comfort, making it a perfect retreat after a long day.

With its prime location, residents will enjoy easy access to local amenities, shops, and transport links, making it an excellent choice for those seeking convenience in their daily lives. This apartment is not just a place to live; it is a home that combines style, comfort, and character in the centre of the vibrant city. Whether you are a first-time buyer or looking to invest, this property is sure to impress.

**Hallway**

Window to side aspect. Built-in storage cupboard. Radiator and two ceiling light points.

**Living Room/Diner**

Two windows to front aspect. Feature fireplace and surround. Ceiling spotlights and two radiators.

**Kitchen Area**

Fitted with matching wall and base units with worksurface over. Integrated cooker, hob and fridge. Ceramic sink with mixer tap. Built-in utility cupboard. Ceiling light point.

**Bedroom**

Window to rear aspect. Feature fireplace and surround. Radiator and ceiling light point.

**Bathroom**

Panelled bath, shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Heated towel rail. Two ceiling light points.

**Tenure - Leasehold**

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

The ground rent is £125 pa  
The service charge is £583.82 per quarter





## 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.

## Floorplan

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 Fibre to the Cabinet 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>

## 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.

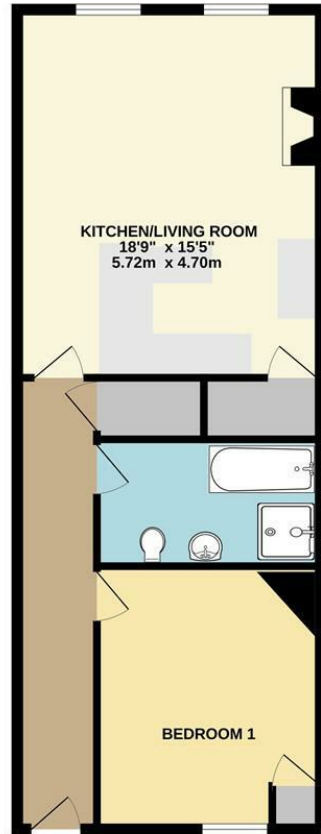
## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

## Parking

There is no allocated parking available for this property.

THIRD FLOOR  
632 sq.ft. (58.8 sq.m.) approx.

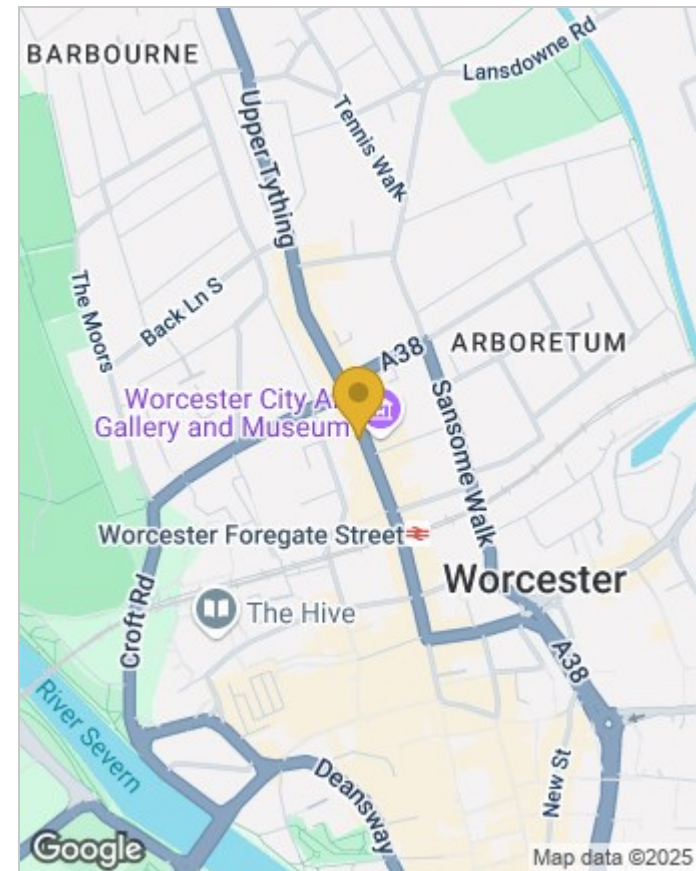


TOTAL FLOOR AREA : 632 sq.ft. (58.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 |         |           |
| (92-101) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |