Philip Laney & Jolly



10 Belmont Lodge Mayfield Road, Worcester, WR3 8NS

Guide Price £140,000

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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 Worcester bring to the market this well-presented two-bedroom first floor apartment offering generous accommodation throughout, benefitting from its own private entrance and garage. Conveniently located within close proximity to local amenities, this spacious property is offered to the market with no onward chain.

The accommodation comprises a welcoming entrance hallway and living room, fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property also benefits from a garage, providing a useful storage space.

This property is an ideal first-time purchase, investment opportunity, or downsizing option and a early viewing is highly recommended.

EPC: C Council Tax Band: A Tenure: Leasehold

Hallway
Ceiling light point. Loft access. Radiator. Storage cupboard. Doors off to:

Living/dining room
Two ceiling light points. Two radiators. Double glazed windows to rear aspect. Double glazed window to front aspect. Door to the kitchen.

Kitchen
Ceiling light point. Matching wall and base units with work surface on top. Stainless steel sink and drainer. Space for cooker with extractor over. Tiled splashbacks. Space and plumbing for washing machine. Space for undercounter fridge/freezer. Breakfast bar. Double glazed windows to front aspect.

Bedroom one
Ceiling light point. Built in desk space. Radiator. Double glazed window to rear aspect.

Bedroom two
Ceiling light point. Radiator. Double glazed window to front aspect.

Bathroom
Ceiling light point. Panelled bath with electric shower over. Tiled splashbacks. Pedestal wash hand basin. Low level WC. Heated towel rail. Obscure double glazed window to rear aspect.

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).

Parking
Parking for the property is on street parking and via the single garage en-bloc.

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 is 956 years remaining on the lease with a service charge of £80 per month

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

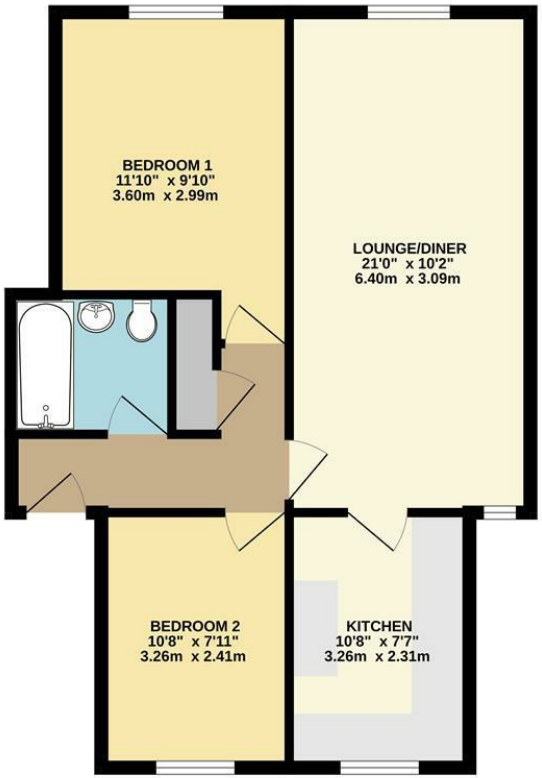
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

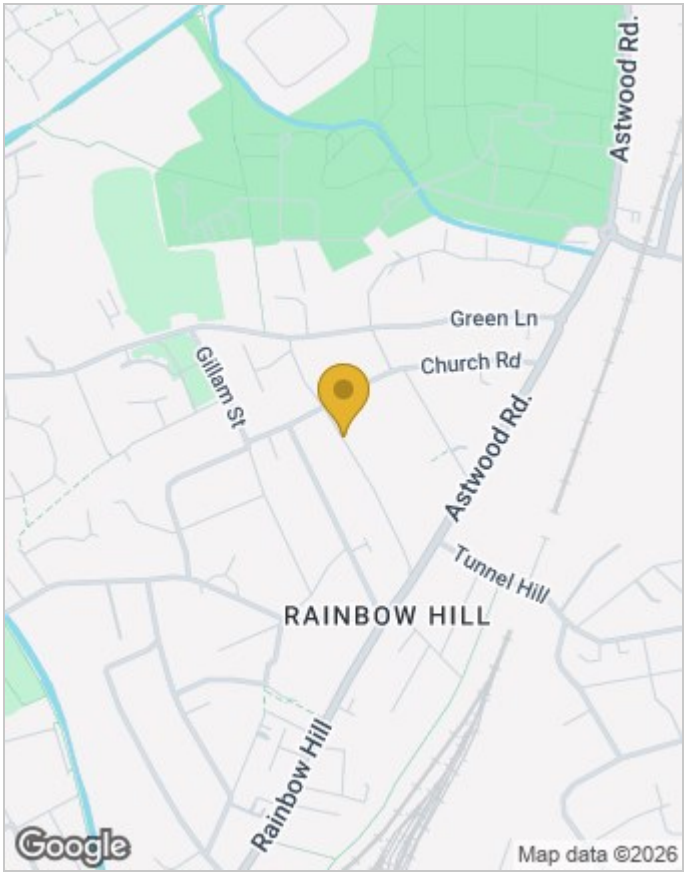
EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone- Good outdoor, variable in-home

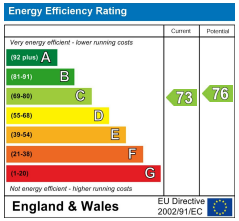
What Three Words
Rounds. Comet. Unique.

FIRST 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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