



Apartment 12 1 Sidbury House, Worcester, WR1 2LT
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 bring to the market this two-bedroom apartment on College Street which offers a perfect blend of comfort and convenience. Ideal for those seeking a vibrant city lifestyle, this property boasts good-sized rooms that provide ample space for relaxation and entertaining.

The apartment is thoughtfully designed, ensuring that each room is both functional and inviting. With two well-proportioned bedrooms, it is perfect for small families, couples, or even professionals looking for a comfortable living space. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is its prime location. Situated within walking distance to the city centre, residents will enjoy easy access to a variety of amenities, including shops, restaurants, and recreational facilities. This makes it an excellent choice for those who appreciate the hustle and bustle of city life while still enjoying the tranquillity of home.

Whether you are a first-time buyer or looking to invest in a rental property, this apartment on College Street presents a fantastic opportunity. With its spacious layout and central location, it is sure to appeal to a wide range of potential residents.

Hall

Entrance door. Electric heater. Ceiling light point. Loft hatch. Storage cupboard. High ceilings throughout.

Kitchen area

Ceiling light point. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space and plumbing for washing machine and dishwasher. One and a half bowl stainless steel sink and drainer. Tiled splashbacks.

Living/dining room

Two double glazed windows to front aspect. Electric heater. Two ceiling light points.

Bedroom one

Obscure double glazed window. Ceiling light point. Electric heater.

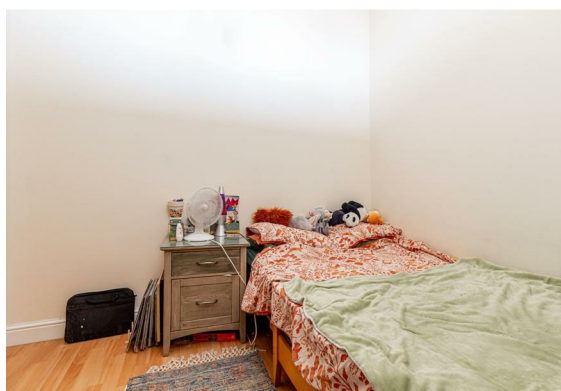
Bedroom two

Obscure window. Ceiling light point. Storage cupboard.

Bathroom

Spot lights. Extractor fan. Heated towel rail. Panelled bath with shower attachment. Washer hand basin atop vanity unit. Low level WC. Tiled splashbacks.





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).

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, 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 are 972 years remaining on the lease with a service charge of £433.94 per quarter

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>

Provider Voice Data

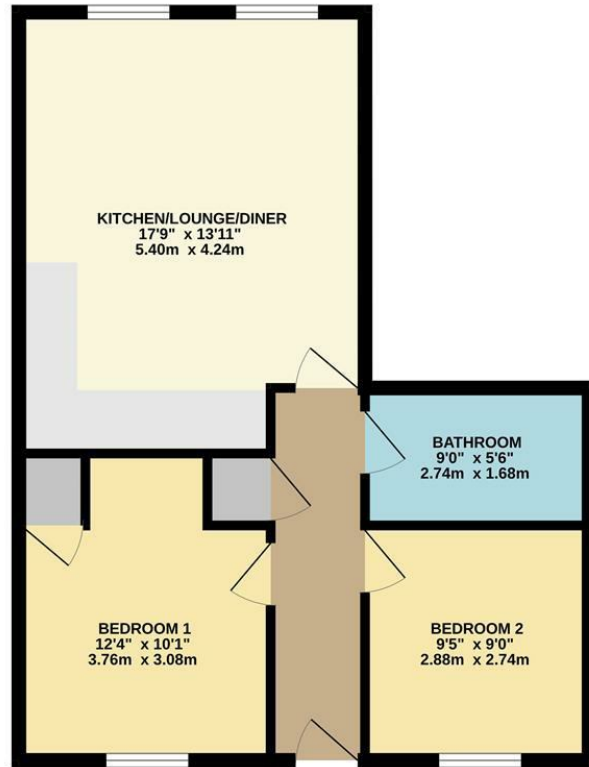
EE Limited Limited

Three Likely Likely

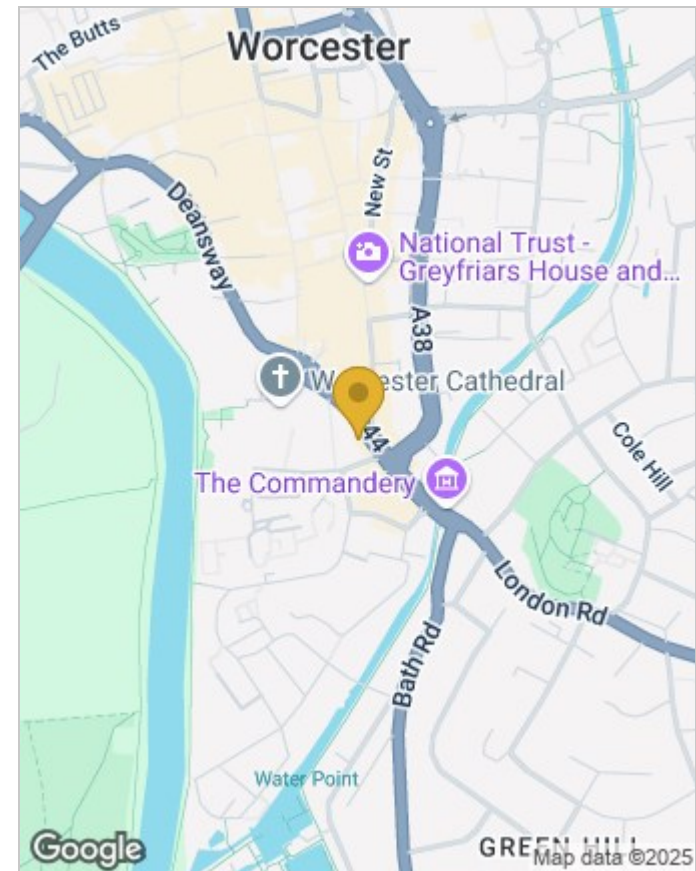
O2 Likely Likely

Vodafone Likely Likely

THIRD FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 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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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	82
		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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