



Flat B 38 Foregate Street, Worcester, WR1 1EE  
Auction Guide £70,000

SJ18 WEP



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

\*\* This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).\*\*

Philip Laney & Jolly Worcester offer to the market a fabulous studio apartment, nestled in a Grade II listed building in the heart of Worcester City centre. The property offers unparalleled access to Foregate Street station, University buildings, shopping, vibrant bars, and restaurants.

This characterful studio apartment is accessed via a secure entrance and benefits from high ceilings, sash windows. Boasting a track record of consistent rental yields, this property is an ideal choice for investors or for a first time buyer.

The rental income is expected to be approximately £550-£600pcm.

EPC Grade C. Tenure Leasehold. Council Tax Band A.

#### Entrance

Entrance door opens from Foregate Street with stairs to the First Floor

#### Living Room / Bedroom

Feature fireplace and surround, two radiators, four ceiling light points, two windows to the rear. Cupboard housing the gas fired central heating boiler.

#### Kitchen area

Base and wall units, work surfaces, integrated oven and hob with extractor hood, space and plumbing for washing machine and space for fridge. Belfast sink with mixer tap. Tiled splash backs.

#### Bathroom

Obscure window to front aspect, shower cubicle with mains heated shower, pedestal wash hand basin and low level W.C. Tiled splash backs, heating towel rail, extractor fan and ceiling light point.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A Worcester Council

<https://www.worcester.gov.uk/council-tax>

<https://www.tax.service.gov.uk/check-council-tax-band/property/1641312000>

(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, 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.

125 year lease from 2007.

£85 per year ground rent.

the service charge as £398.89 per quarter

£800 per annum block insurance included in this service charge

#### **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.

#### **Parking**

There is no parking for the property, parking would need to be sourced separately nearby.

#### **Broadband**

We understand currently Gfast Fibre Broadband (also known as Gfast Fibre) 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**

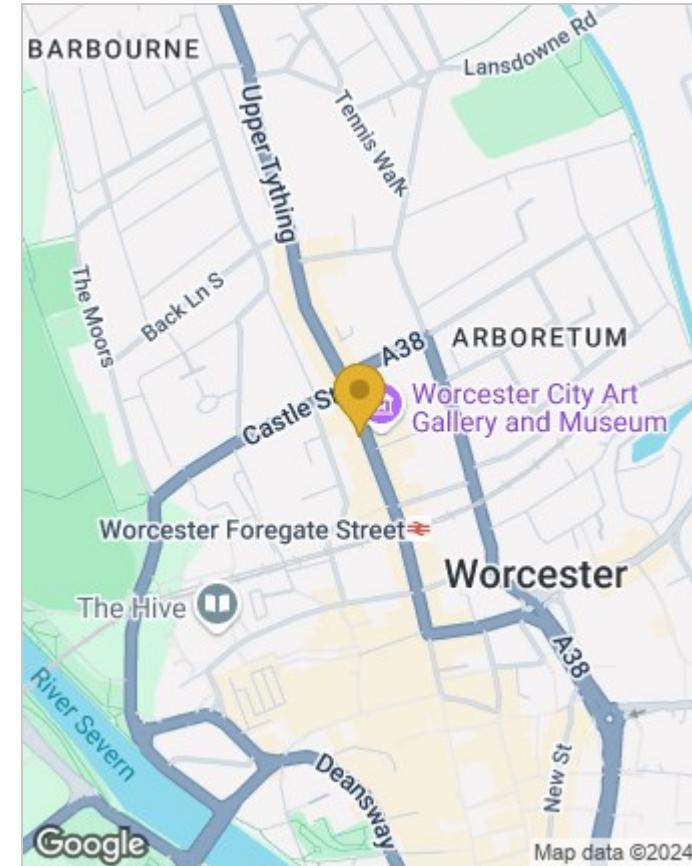
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

#### **Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



## Viewing

Please contact our PLJ 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	