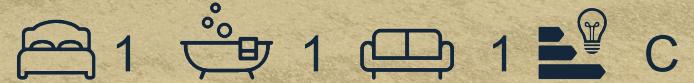




4 Sunnybank Apartments 38 Tunnel Hill, Worcester, WR4 9SD  
Guide price £135,000



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

Philip Laney & Jolly Worcester offer to the market a well presented one-bedroom apartment with spectacular far-reaching views over the city. Offered with no onward chain this property provides a personal and independent living space for those looking to experience Worcester's vibrant city life.

The apartment features a spacious living room with large windows, allowing an abundance of natural light to flood in while offering panoramic views of Worcester. The well-appointed kitchen comes equipped with modern appliances, breakfast bar and ample storage space, making it a comfortable space for preparing meals.

The bedroom is thoughtfully designed with built in wardrobes with access to the contemporary bathroom that comprises corner jacuzzi bath, WC adding a touch of sophistication to the space.

Convenience is at your doorstep, with this property offering easy access to local amenities and public transportation, making commuting hassle-free. If you're a property professional or a first time buyer this apartment presents an excellent investment. The property benefits further from gas central heating and an allocated parking space.

#### **Living/Kitchen**

Spacious open plan living with large double glazed window with stunning far reaching views, two radiators, range of wall and base units, built in oven and microwave, four ring hob, space and plumbing for washing machine, integrated fridge freezer, breakfast bar, stainless steel sink and drainer and laminate flooring.

#### **Bedroom**

Double glazed window to the front aspect, built in wardrobes housing Worcester boiler, four wall lights and laminate flooring. Door to:

#### **Bathroom**

Obscure double glazed window to the side aspect, corner jacuzzi bath with shower attachment. chrome heated towel rail, low level WC, contemporary basin. There are four ceiling spot lights and wall mounted light mirror plus shaving point. Laminate flooring





#### Outside

Allocated parking space to the rear of the development.

#### 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).

#### Tenure leasehold

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

The property has a share of the freehold.

Lease Term 999 years from 01/09/2005

Ground Rent Payable - Nil

Service Charge - £91.18 per month

#### 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.

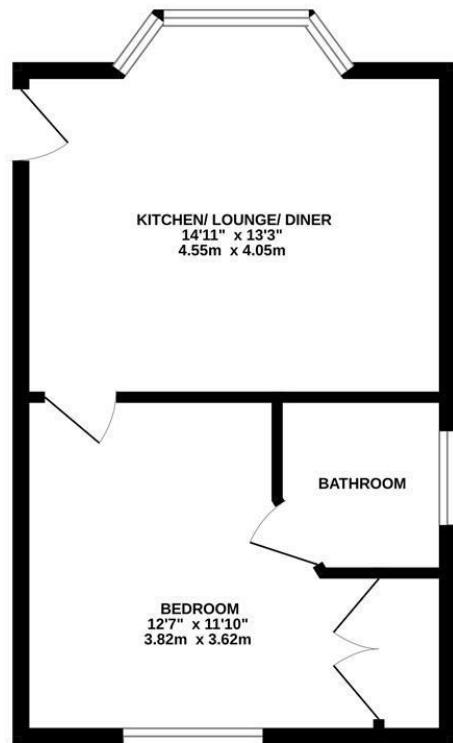
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Services

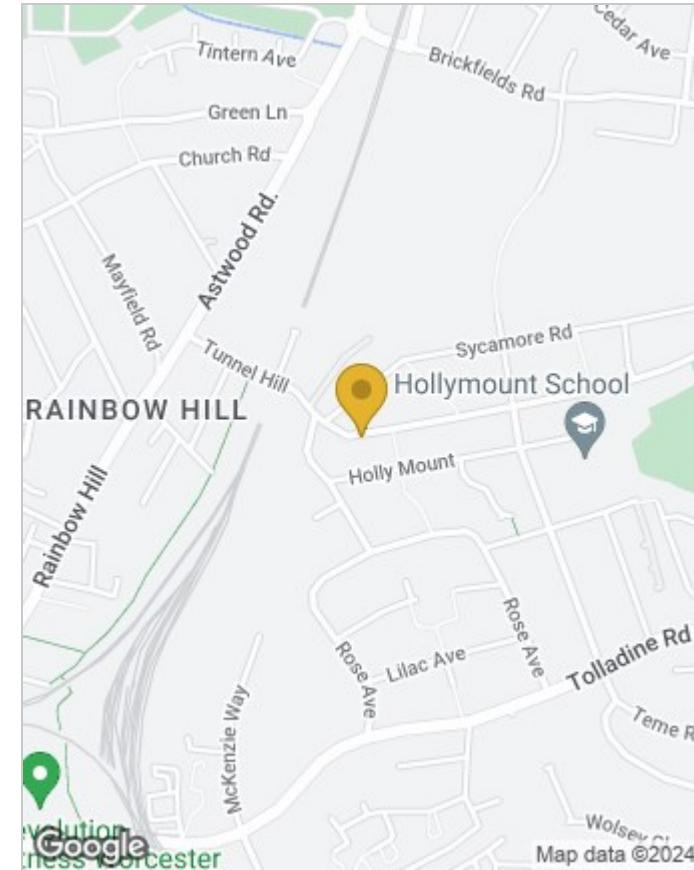
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### 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.



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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		75	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## 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.