Philip Laney & Jolly



Harry Davis Court Armstrong Drive, Worcester, WR1 2AJ

Offers Over £210,000

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Philip Laney & Jolly are delighted to bring to the market this very well presented second floor apartment situated within the sought-after Harry Davis Court building of the Berkeley Homes development in the popular Diglis area of Worcester. Ideally positioned close to the River Severn, the property enjoys scenic surroundings while being within easy walking distance of Worcester city centre and its wide range of amenities.

The light and airy accommodation offers a spacious and contemporary open plan living area, seamlessly combining the lounge, dining space and modern fitted kitchen complete with integrated appliances, making it ideal for both everyday living and entertaining.

There are two generously sized double bedrooms, with the principal bedroom benefiting from an ensuite shower room, whilst both benefit from built in wardrobes. Additionally there is a well-appointed main bathroom.

Further benefits include an allocated underground parking space for one vehicle, secure entry system, and well-maintained communal areas. The property is also offered for sale with no onward chain.

This attractive apartment would make an ideal first-time purchase, investment opportunity or city base, offering a blend of comfort, convenience and desirable location.

EPC: C Council Tax Band: C Tenure: Leasehold

Entrance
Apartment is on the second floor and accessed via the stairs or lift

Hall
Entry door. Two ceiling light points. Airing cupboard with space and plumbing for washing machine. Storage cupboard.

Living Room/ Dining Room
Two double glazed windows. Ceiling spotlights.

Kitchen Area
Modern wall and base units with work surface on top. Integrated fridge, freezer, cooker, hob with extractor fan over, microwave and dishwasher. One and a half stainless steel sink with mixer tap. Downlights from wall units. Splashback. Tiled floor. Ceiling spotlights.

Bedroom One
Double glazed window. Ceiling light point. Built in wardrobes.

En-suite
Modern suite comprising Large shower tray with mains fed shower. Wall mounted wash hand basin and low level WC. Tiled walls and floor. Spotlights. Heated towel rail.

Bedroom Two
Double glazed window. Ceiling light point. Built in wardrobes.

Bathroom
Panelled bath with shower head attachment. Wall mounted wash hand basin and low level WC. Tiles splashbacks and floor. Heated towel rail. Ceiling spotlights.

Council Tax Worcester
We understand the council tax band presently to be : C
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).











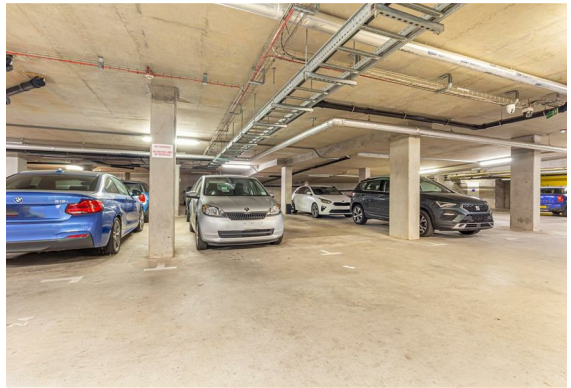












Financial Services

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.

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.

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.

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

Parking for the property is via the allocated parking space in the underground car park

Broadband

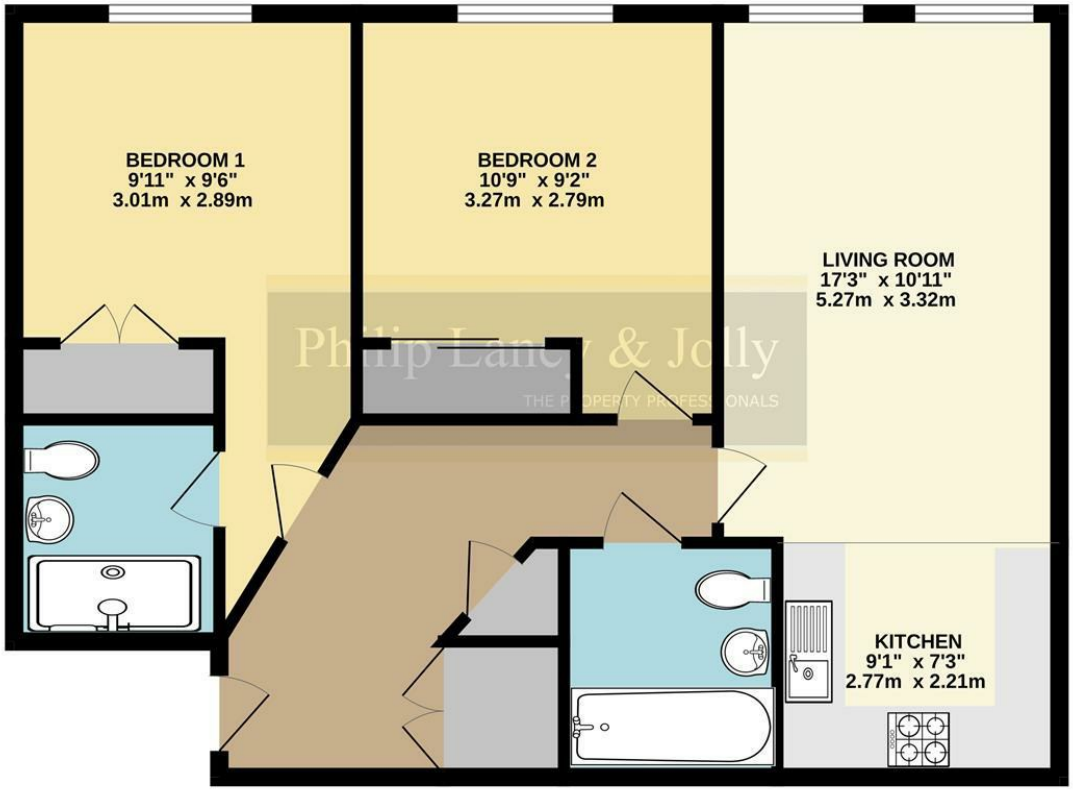
We understand currently Full fibre braodband to the cabinet is available at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

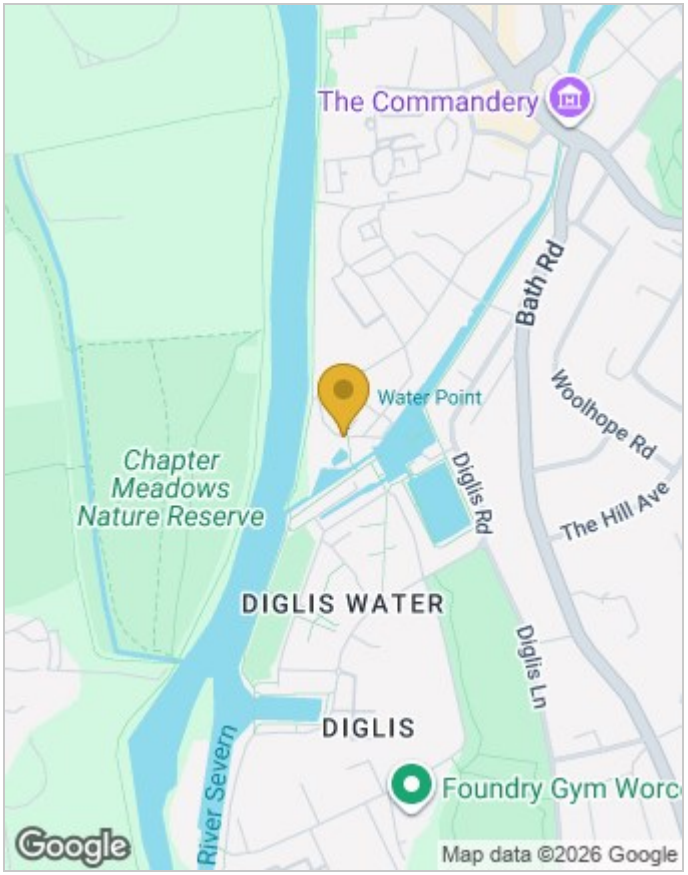
Mobile Coverage

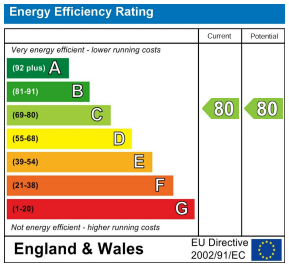
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

SECOND FLOOR







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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