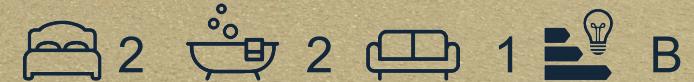




Flat 43 Pollard Court Basin Road, Worcester, WR5 3GB  
Offers In Excess Of £180,000



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

Philip Laney & Jolly, Worcestershire are delighted to present this well-appointed and generously proportioned ground-floor apartment, offering TWO double bedrooms. The property is very well presented with light and airy accommodation throughout.

Situated within the sought-after Diglis waterside development, this prime location offers convenient access to scenic riverside walks and the City centre, where you'll find a variety of shops, bars, cafes, and leisure amenities.

The accommodation includes an entrance hall with a useful storage cupboard, a spacious open-plan lounge/kitchen/diner looking back over towards Diglis Park, two double bedrooms, and a family bathroom. The main bedroom further benefits from an En-suite shower room.

Additional benefits include gas central heating, double glazing throughout, and a secure allocated parking space. An early viewing is highly recommended to secure this property that is OFFERED WITH NO ONWARD CHAIN.

EPC: B COUNCIL TAX BAND : B TENURE : LEASEHOLD

#### **Hallway**

Entrance door. Ceiling light point. Radiator. Storage cupboard. Doors off to:

#### **Lounge**

Double glazed window. Double glazed French doors to Juliette balcony. Two Radiators. Two ceiling light points.

#### **Kitchen Area**

Double glazed window. Modern wall and base units with work surface on top. Integrated fridge freezer, dishwasher, washing machine, cooker and hob with extractor over. One and a half stainless steel sink and drainer. Tiled splashbacks. Radiator. Two ceiling light points.

#### **Bedroom One**

Double glazed French doors. Ceiling light point. Radiator.

#### **En-Suite**

Double shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splash backs. Extractor fan. Spot lights. Heated towel rail.

#### **Bedroom Two**

Double glazed window. Built in wardrobes. Ceiling light point. Radiator.





#### Bathroom

Panelled bath with shower off taps. Pedestal wash hand basin. Low Level WC. Tiled splash backs. Extractor fan. Spot lights. Heated towel rail.

#### 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.

#### 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 (subject to legal verification) that there is 109 years left on the lease. Ground rent is £250 per annum. Service Charge is £2845 per annum

#### 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.

#### Parking

Parking for the property is via the allocated parking space.

#### Broadband

We understand currently Superfast Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

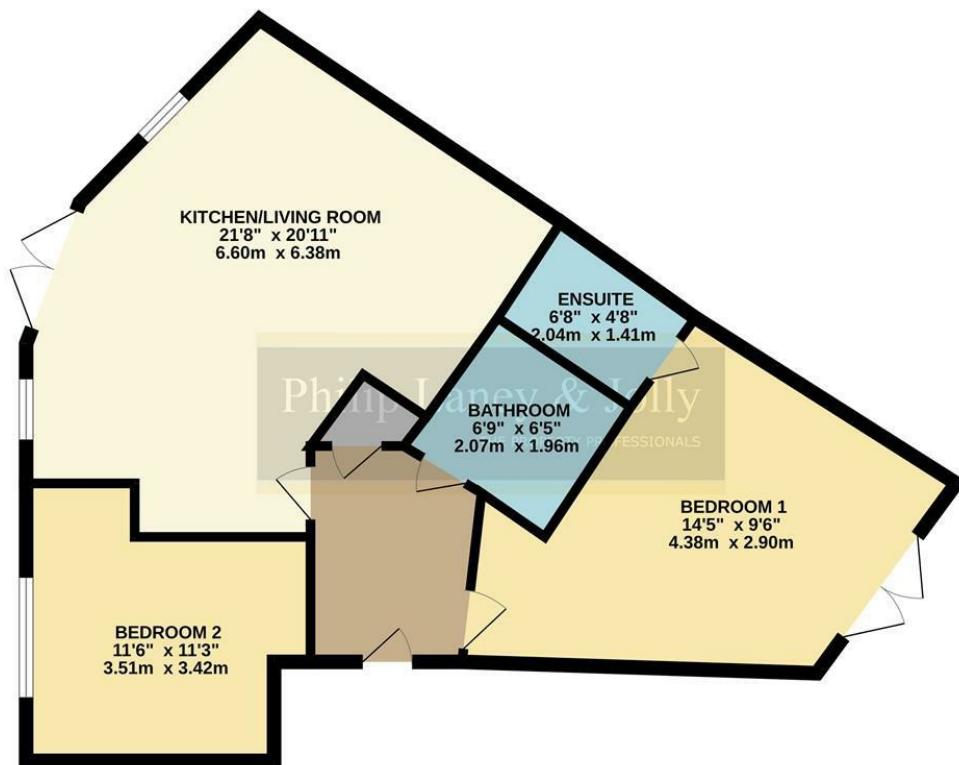
<https://www.openreach.com/fibre-checker>

#### 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>

## GROUND 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, fixtures and fittings 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.



Energy Efficiency Rating		Current	Potential
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		EU Directive 2002/91/EC	