

Philip Laney & Jolly

Whiston Court White Ladies Close, Worcester, WR1 1QA

Guide Price £150,000

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Philip Laney & Jolly Worcestershire are delighted to offer a wonderfully appointed and presented two double bedroom RETIREMENT APARTMENT overlooking the communal gardens to the rear.
Whiston Court is a prestigious development of purpose built retirement homes in White Ladies Close within easy access to the centre of Worcester. A perfect opportunity to benefit from a charitable organisation dedicated to providing homes for the over 55's where you will be surrounded by a caring community of likeminded individuals allowing you to immerse yourself as much as you wish with other people from the development which creates that real community feel to your living. With use of the communal dining room, lounges and garden space at your convenience.

The property itself can be accessed via stairs or lift and has its own private landing opening to the entrance hallway that is welcomed with natural light from the front and rear aspect. The property has just been recently decorated and had new carpets laid to all of the rooms and is offered with no onward chain.

Please click the following link for more information
https://ourhome.forsale

EPC:B Council Tax Band D - Tenure Leasehold

Summary Of Facilities
UTILITY BILLS INCLUDED IN THE MONTHLY LIVING COSTS
Main meals, one hour cleaning a week (additional cleaning is available at a reasonable charge)
Guest suite for visitors at a reasonable charge.
Residents lounge and dining room.
Large bathroom available for use by the residents including a hoist-assisted bath.
Maintenance free garden and activity room.
Community Manager on site, 24 Hour support and CCTV security entrance system
Health and beauty suite
On site activities and daily coffee morning.

Ground Floor
Security doors leading to the communal entrance hall

Communal Entrance Hall
Mobility store room, post boxes and doors leading to the lift access and communal areas.

Residents Lounge
Spacious area with ample soft seating and inviting fireplace. Doors open to the communal garden.

Residents Dining Room
Light and airy room for residents to enjoy a two course homemade meal every day (included within the service charge).

Hairdressing Room
Hair and beauty room available to all residents.

Games/Meeting Room
Wide selection of board games, puzzles and piano. Both the meeting room and the games room can be used subject to permission for private functions.

Second Floor
Accessed via the communal lift leading to the private entrance landing.

Entrance Hall
Spacious and inviting hall with emergency pull cord, storage cupboard, smoke alarm and intercom system. Doors to all rooms laid with new carpet.

Living Room
Double glazed window to the rear aspect overlooking the rear garden creating light living/dining space. Ceiling light point, radiator, TV and Telephone point. Laid with new carpet























Kitchen Area
Matching high gloss wall and base units and quality integrated appliances including Zanussi ceramic hob, oven, extractor over, slimline dishwasher, washer/dryer and integrated fridge freezer. Built in steel sink, four ceiling spotlights and vinyl flooring.

Main Bedroom
Double glazed window. Ceiling light, radiator, door to the en-suite. Laid with new carpet.

Shower Room/En-suite
Wet room area with glazed screen and shower over, pedestal wash hand basin, emergency pull cord, low level WC, shaver light point, radiator and two spotlights. Additional door to hallway. Obscure double glazed window to the rear aspect

Bedroom Two
Two double glazed windows to the rear aspect, ceiling light point and radiator. Laid with new carpet.

Communal Gardens
Landscaped and private walled garden which is laid to lawn with patio seating areas.

Parking
On site residents parking (available at an additional cost and subject to availability at the time of purchase).

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

Ground Rent payable £250.00 per annum.
The lease was initially for 125 years from the date the lease was agreed in April 2016
The approximate service charge for a single occupant is £884 per month and for double occupancy it is £1,430 per month.

£1,430 pcm double occupancy
£884 pcm single occupancy

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.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : D
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).

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.

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.
For an indication of possible mortgage products please complete the following 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.

Broadband
We understand currently Ultra Full Fibre Broadband (also known as fibre to the premises) is available at this property.

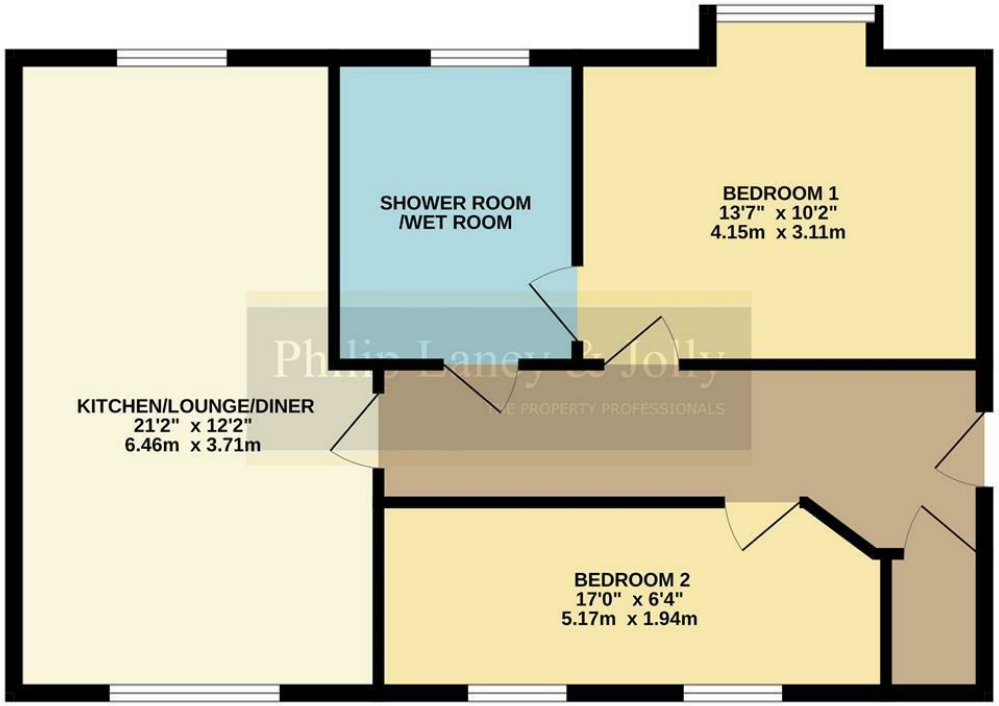
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

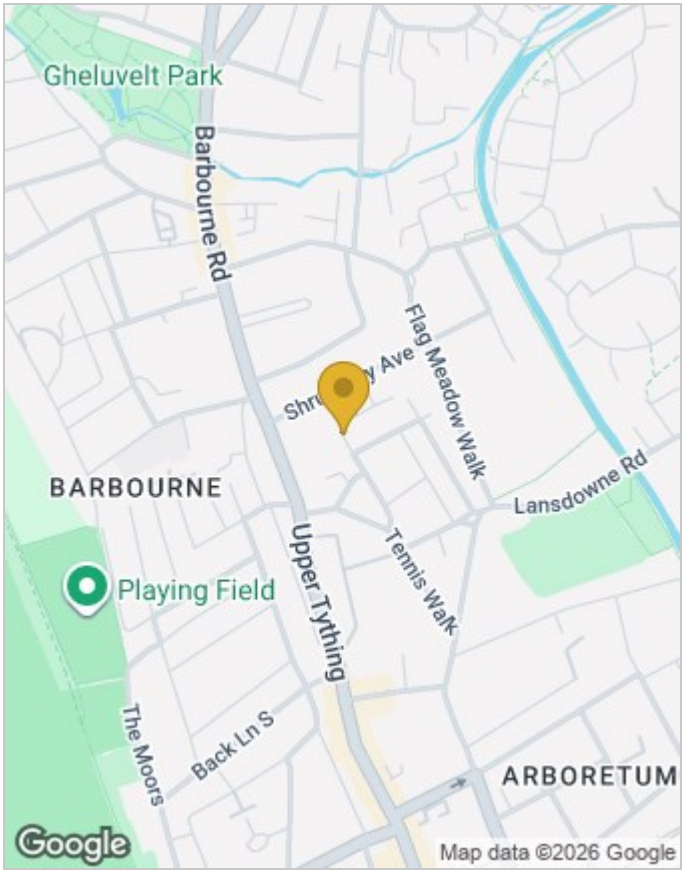
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

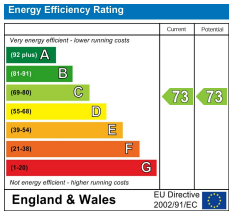
https://checker.ofcom.org.uk/en-gb/mobile-coverage

SECOND FLOOR



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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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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