



40 Homenash House St. Georges Lane North, WR1 1RG
Guide price £55,000



Enjoying a convenient sought after location within easy reach of the local amenities with views to the rear overlooking the communal garden with a path to St Georges Square giving access to the Church.

This is a well maintained first floor apartment, for the actively retired and is offered for sale with no onward chain. The development offers communal hall with lounge and conservatory plus laundry room to the ground floor. The accommodation in brief is accessed via stairs or lift and comprises: entrance hall, sitting room enjoying the rear aspect outlook with kitchen area off, bedroom, and fitted shower room.

There is a Warden on site several days a week, well maintained communal gardens and parking facilities. An early inspection is essential.

OUR VENDORS ARE ALSO OFFERING THE PROPERTY FOR SALE WITH THE SERVICE CHARGE FROM SEPT 23- SEPT 24 PAID FOR BY THEM.

EPC GRADE C. COUNCIL TAX BAND B. VIEWING ESSENTIAL.

Communal Entrance Hall

Communal entrance door leading to the communal hall and lounge which leads to the halls, stairs and lift and also to the Laundry Room.

Communal Areas

Communal Lounge, Laundry Room, Stairs and Lift. Communal Gardens and Parking Area.

Hall

Storage cupboard and smoke alarm.

Living Room

Double glazed sash window enjoying a most pleasant rear aspect outlook overlooking the well maintained communal areas. Electric fire inset to a marble effect surround, laid to carpet and night storage heater.

Kitchen

Range of wall and base units, free standing fridge freezer, Bosch washing machine, two ceramic hobs, one and a half sink and drainer, ceiling light point and tiled splashbacks.

Bedroom

Double glazed sash window to the rear aspect, two wall lights, laid to carpet, night storage heater and built in wardrobe.

Shower Room

Matching suite comprising shower cubicle, WC, basin inset to vanity cupboard, Karndean flooring, chrome heated towel rail, fully tiled walls, wall light vanity cupboard and mirror,

Tenure leasehold

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

Current lease 89 years remaining

Service Charge : £2,829 payable every 6 months

Ground Rent : £245.32per annum





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).

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.

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.

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.

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.

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.

Viewing

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 communal residents parking area. There are no allocated spaces.

Broadband

We understand currently Ultrafast 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>

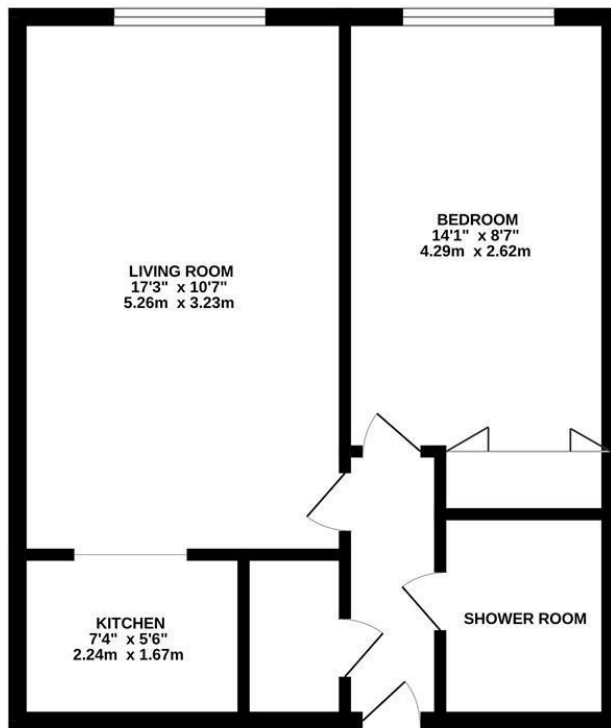
Mobile Coverage

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

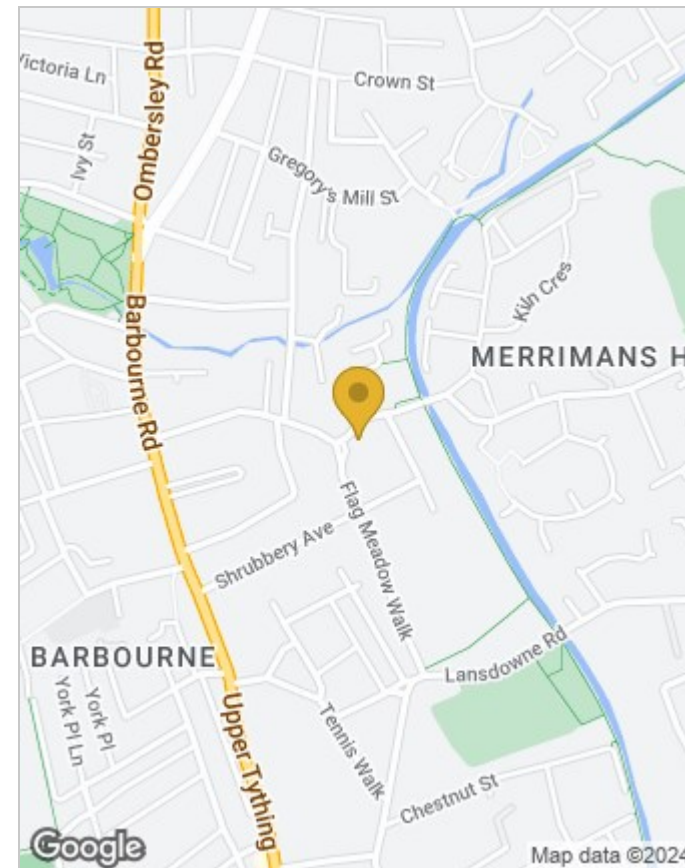
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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, systems and appliances shown 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 | | | |
| 02-10 (A) | | | |
| 11-14 (B) | | | |
| 15-17 (C) | | 78 | 85 |
| 18-20 (D) | | | |
| 21-23 (E) | | | |
| 24-25 (F) | | | |
| 26-28 (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.