



## 43 Homenash House St Georges Lane North, Worcester, WR1 1RG Asking Price £70,000



Philip Laney & Jolly Worcester offer to the market this well presented one bedroom retirement apartment that is ideal for the active over 60s and enjoys pleasant rear views across St Georges Square from Homenash House.

Situated in a popular and convenient location close to the City Centre and a wide range of local amenities, the development benefits from a secure communal entrance with access to a residents lounge, conservatory and laundry room. Lift and stair access lead to the first floor where the apartment is located.

The accommodation comprises an entrance hall with useful storage and doors to all rooms. The modern shower room is fitted with a walk in shower, wash hand basin and WC. The living room is a bright and comfortable space with a rear aspect outlook, providing ample room for both seating and dining, and gives access to the kitchen. The kitchen is fitted with a range of base and wall units, work surfaces, sink unit and space for appliances. The bedroom is a well proportioned double room, enjoying views over St Georges Square and benefiting from built in wardrobe space.

Outside, the property enjoys well maintained communal gardens to the rear, providing a pleasant seating area for residents, with communal parking available to the front.

EPC Grade B. Offered for sale with no onward chain. Viewing is highly recommended.. MAIN PHOTOGRAPH SHOWS THE BUILDING AS SEEN FROM ST GEORGES SQUARE SIDE.

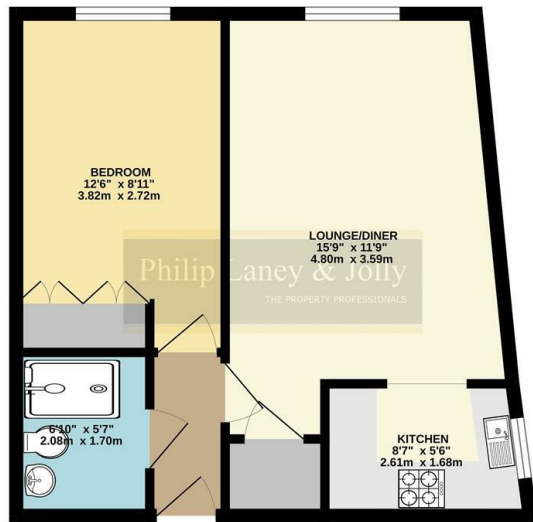
EPC: B Council Tax Band: B Tenure: Leasehold

- One Bedroom Retirement Apartment
- Situated North of the City Centre
- Walking distance to amenities
- Communal lounge, conservatory and laundry facilities
- Communal gardens
- Secure Entrance
- Lift and stairs
- Council Tax Band: B
- Tenure: Leasehold
- EPC: B

### Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 32020



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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.