

Philip Laney & Jolly



34 St Wulstans Court Bath Road, Worcester, WR5 3ED
Guide Price £160,000



Philip Laney & Jolly Worcestershire welcome to the market 34 St Wulstans Court. This modern ground floor apartment offers a delightful living experience within an exclusive development. Perfectly suited for first-time buyers or those seeking a sound investment, this property boasts a charming balcony that overlooks the serene Worcester Canal, providing a tranquil retreat right at your doorstep.

Upon entering, you are welcomed by a communal reception hall featuring a camera-monitored entry system, ensuring both security and peace of mind. The private reception hall leads you into a spacious sitting room, where large doors open onto the balcony, inviting natural light and offering stunning views of the canal. The fitted kitchen is equipped with a range of modern appliances.

The apartment comprises a well-proportioned double bedroom, also with access to the balcony, allowing for a seamless blend of indoor and outdoor living. The bathroom is thoughtfully designed, providing a comfortable space for relaxation.

Additional benefits of this property include gas-fired central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. For added convenience, a secure allocated parking space is included, making city living even more accessible.

With its prime location close to Worcester City Centre, this apartment is not only a beautiful home but also a gateway to the vibrant life that Worcester has to offer. Don't miss the opportunity to make this charming property your own.

Communal Reception

Door to:

Reception Hall

Security entry telephone system, heating thermostat, telephone point, radiator, smoke alarm, ceiling spotlights, cupboard providing a useful storage space.

Living Room

Double glazed sliding doors onto the balcony, radiator, carpet flooring, and two light fittings

Kitchen

Induction hob with electric oven, built in fridge and freezer and a slimline built in dishwasher, laminate flooring and multiple plug sockets. Lighting under the cupboard and a range of wall and base units. Extractor fan above hob. Sink with drainer

Rear Balcony

Enjoying views over the canal with external wall light points providing an ideal seating area.

Bedroom

Double glazed sliding doors opening onto the balcony, carpet flooring, radiator and a single light fitting.





Bathroom

Panelled bath with shower over, shelf for toiletries, low level wc and wash hand basin. Shaver socket, spot light lighting. Tiled walls and flooring,

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).

Broadband

We understand currently Full Fibre 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>

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.

Tenure Leasehold

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

The current lease is 125 years starting 09/02/2005 till 01/04/2127 (102 years remaining)

The ground rent is £200pa and service charge is £2375.53 per annum.

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.

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.

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.

Parking

Parking for the property is allocated with one space to the property

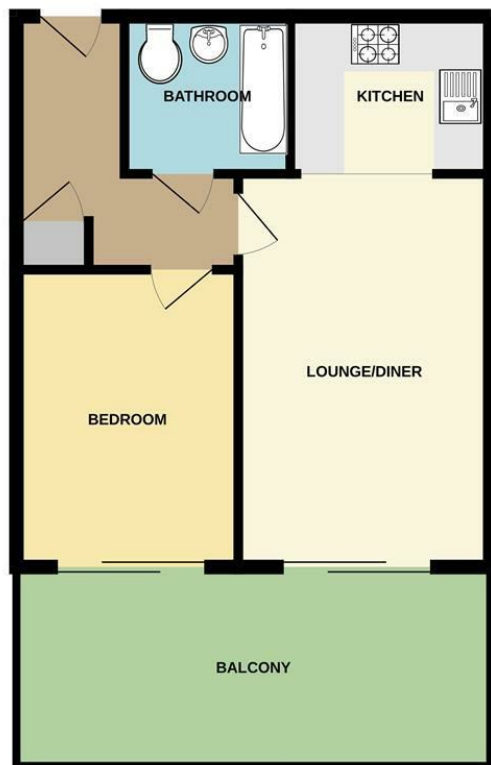
Financial Services

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.

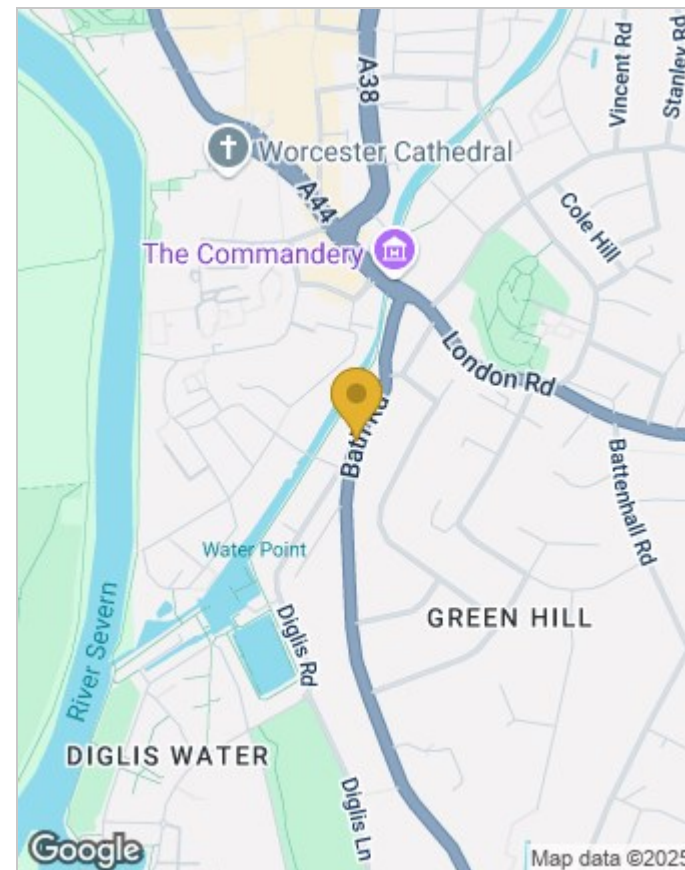


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Possible
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