



1 Sunnybank Apartments 38 Tunnel Hill, Worcester, WR4 9SD  
Guide Price £125,000



Philip Laney & Jolly, Worcestershire offer to the market a unique lower ground floor apartment that offers a distinct living experience. What sets it apart is its lower-level location, providing a sense of privacy. Access to the apartment is conveniently granted through a front or rear entrance, ensuring both security and ease of entry.

Inside, you'll find a spacious living area, characterised by large windows that bring in ample natural light. The kitchen is well-appointed with a range of wall and base units with ample storage. The bedroom benefits from built in wardrobes and access to the bathroom that comprises jacuzzi bath, contemporary basin and WC.

Convenience is key with this property, as it offers proximity to local amenities, simplifying everyday life. The property is offered with no onward chain and is an ideal investment or first time purchase. EPC Grade C. Council Tax Band A. Tenure: Leasehold.

#### **Living/Kitchen**

Spacious open plan living with large double glazed window to the rear aspect, two radiators, storage cupboard housing Worcester combination boiler, range of wall and base units with breakfast bar, built in oven and four ring hob, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer and laminate flooring.

#### **Bedroom**

Double glazed window to the side aspect, built in wardrobe, two ceiling light points, radiator and laminate flooring. Door to:

#### **Bathroom**

Obscure double glazed window to the front aspect, corner jacuzzi bath, chrome heated towel rail, low level WC, contemporary basin. Ceiling light point and wall mounted light mirror plus shaving point.

#### **Outside**

Allocated parking space to the rear of the development.





#### **Tenure leasehold**

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

The property has a share of the freehold.

Lease Term 999 years from 01/09/20005

Ground Rent Payable - Nil

Service Charge - £91.18 per month

#### **COUNCIL TAX WORCESTER**

We understand the council tax band presently to be : A

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.

#### **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.

#### **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 available with one allocated parking space.

#### **Broadband**

We understand currently Superfast Fibre Broadband (also known as fibre to the cabinet) is available at this property.

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

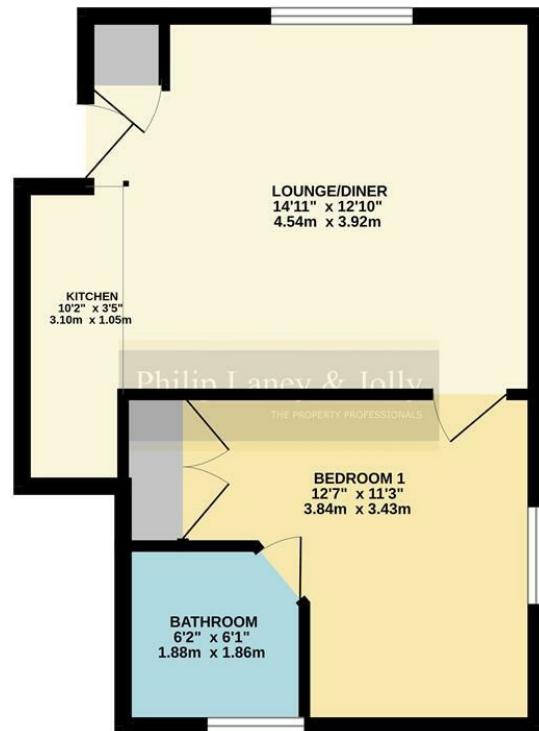
<https://www.openreach.com/fibre-checker>

#### **Mobile Coverage**

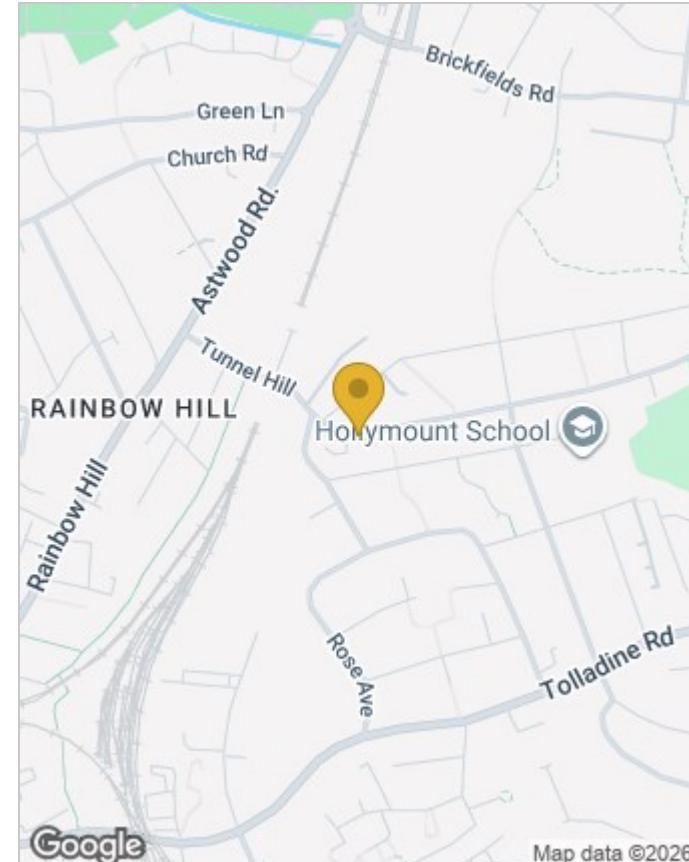
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(B2 plus)	A		
(B3-B1)	B		
(B4-B0)		C	
(D5-E0)	D		
(D3-E4)	E		
(F1-G8)	F		
(G9-G)	G		
Not energy efficient - higher running costs			
England & Wales		70	73
EU Directive 2002/91/EC			

## 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.