

Philip Laney & Jolly



4 Waters Edge Armstrong Drive, Worcester, WR1 2GJ
Offers over £300,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE YOUR FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly are delighted to offer this recently decorated executive and very well presented TWO bedroom GROUND FLOOR apartment situated in a highly enviable and unique location overlooking the Basin Marina whilst also being a very short walk to the River Severn and in to Worcester City Centre benefiting from all its amenities including shops, cafes, bars and restaurants.

The accommodation comprises entrance hall, Kitchen/living/dining room with a patio door opening out onto a wonderful and exclusive sun terrace offering outside space enjoying the views over the basin marina. The kitchen area contains contemporary wall and base units, a range of integrated appliances including fridge, freezer, dishwasher, cooker and hob with extractor over and a useful storage cupboard housing space and plumbing for a washing machine. There are two double bedrooms with the master benefitting from a spacious en-suite comprising double shower, panelled bath, low level WC and wall mounted wash hand basin. The main bathroom is of a good size containing double shower, wall mounted wash hand basin and low level WC.

The property further benefits from under floor heating throughout with zone controls, double glazing and secure underground parking.

A viewing is highly recommended to appreciate all this exclusive apartment has to offer. EPC Grade C

Entrance Hallway

Doors off to all the rooms. Two ceiling light points. Storage cupboard. Airing cupboard

Living/Dining/Kitchen Room

Double Glazed windows to front and side aspect. Double glazed window to rear aspect with door out onto terrace. Three ceiling light points.

Kitchen area includes a range of contemporary wall and base units with work surface atop and upstands. Integrated fridge, freezer, dishwasher, cooker and hob with extractor over. Stainless steel sink with mixer tap. Storage cupboard with space and plumbing for washing machine. Spot lights from ceiling.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Ceiling light point. Door to en-suite





En-Suite

Double shower cubicle with mains fed shower, panelled bath, wall mounted wash hand basin and low level WC. Tiled floor and splashbacks. Heated towel rail. Extractor fan. Spot lights from ceiling.

Bedroom Two

Double glazed window to front aspect. Ceiling light point. Fitted wardrobe.

Bathroom

Double shower cubicle with mains fed shower, wall mounted wash hand basin and low level WC. Heated towel rail. Extractor fan. Tiled floor and splashbacks. Spot lights from ceiling.

Terrace

Large enclosed patio seating area overlooking the basin and marina.

Tenure leasehold

We understand (subject to legal verification) that the property is Leasehold with 111 years remaining. Current service charge £2,435 per annum Ground rent £200 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.

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C
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).

Verifying ID

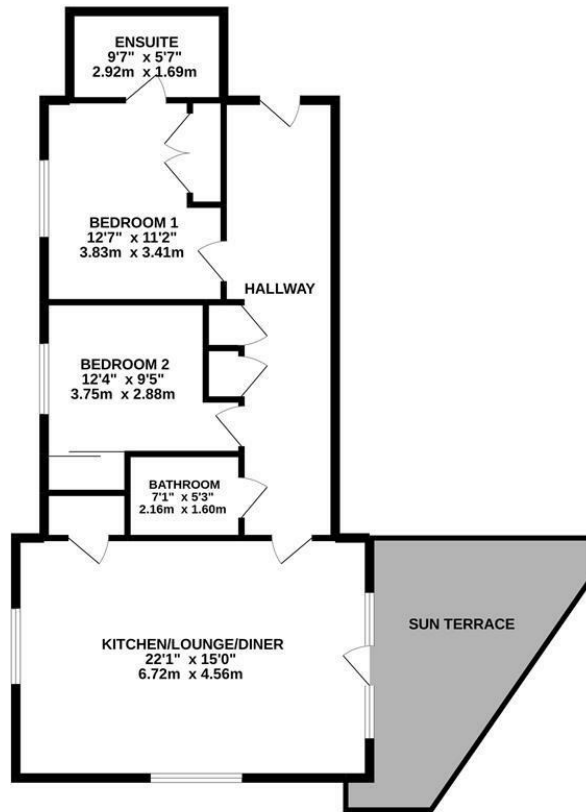
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.

Agents Note

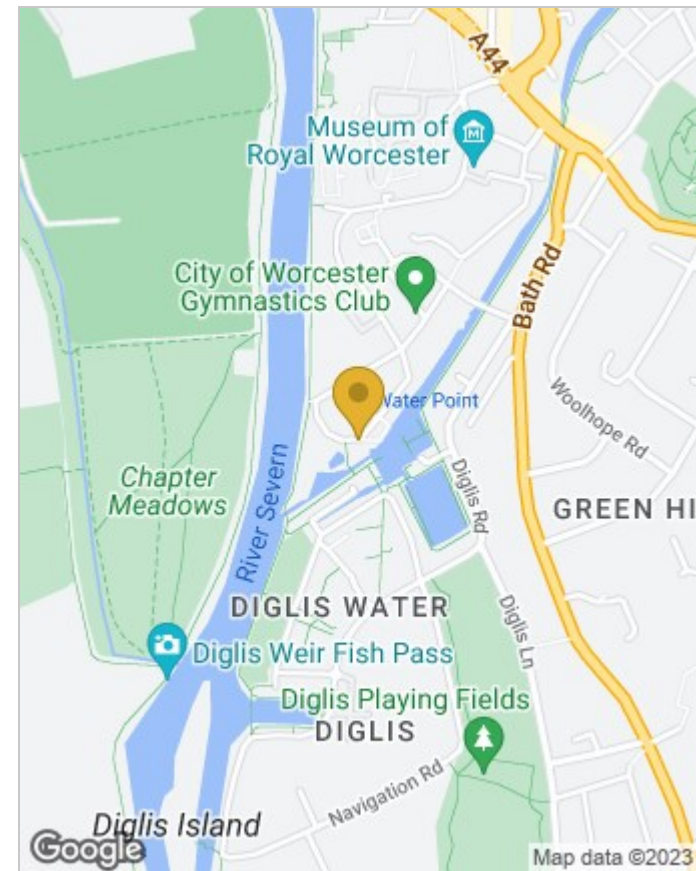
The registered lease dated 29 August 2008 grants the exclusive use of the terrace tinted pink on the title plan.



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 plus A		
01-01 B		
09-10 C	78	79
05-08 D		
03-04 E		
02-03 F		
01-02 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.