



85 Harry Davis Court Armstrong Drive, Worcester, WR1 2AJ

Offers Over £265,000



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

Philip Laney & Jolly Worcester welcome to the market 85 Harry Davis Court. Situated in this desirable development by the esteemed Berkeley Homes, this stunning top-floor apartment on Armstrong Drive, Worcester, presents an exceptional opportunity for those seeking modern living in a prime location. The property is beautifully presented and enjoys a light and spacious layout, perfect for both relaxation and entertaining.

Upon entering, you are greeted by an inviting hallway with a built in utility cupboard plus an additional storage cupboard that leads to a bright open-plan kitchen and dining area that seamlessly flows into the living space. This area is equipped with a range of quality appliances, making it ideal for culinary enthusiasts and social gatherings alike. The apartment features two generously sized double bedrooms, including a main bedroom that benefits from an en-suite bathroom, providing a private retreat. An additional shower room adds convenience for guests and residents.

One of the standout features of this property is the underfloor heating, which ensures a warm and comfortable atmosphere throughout the year. Furthermore, the apartment comes with the added advantage of **TWO ALLOCATED PARKING SPACES**, a rare find in such a sought-after area.

Offered with no onward chain, this apartment is ready for you to move in and start enjoying the benefits of contemporary living. Whether you are a first-time buyer, a professional couple, or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this exceptional apartment your new home.

EPC: C Council Tax Band: D Tenure: Leasehold

Entrance

Apartment accessed via stairs and lift.

Hallway

Internal entry system. Two ceiling light points. Smoke alarm.

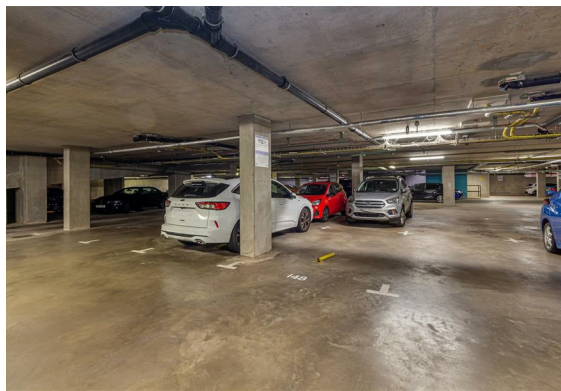
Kitchen

Fitted with a range of modern wall and base units with worksurfaces over. Electric oven and hob. One and a half stainless steel sink and drainer. Integrated 'Zanussi' freezer. Wine chiller. John Lewis dishwasher. Space for fridge freezer. Pull-out light and extractor. Built-in 'Electrolux' microwave.

Living/Dining Room

Four double glazed windows and ten ceiling spotlights to dining and kitchen area.





Utility Cupboard

Space and plumbing for washing machine. Water tank.

Bedroom 1

Double glazed window. Built-in wardrobes. Fan light.

En-suite Bathroom and Shower

Panelled bath, shower cubicle, WC, basin and vanity cupboard with mirrored doors. Fully tiled walls and tiled flooring. Chrome heated towel rail. Ceiling light point and ceiling spotlights.

Bedroom 2

Two double glazed windows. Built-in wardrobes. Ceiling light point.

Shower Room

Double width walk-in shower. Basin and WC. Tiled splashbacks. Chrome heated towel rail. Tiled flooring. Shaver point and ceiling light points.

Storage Cupboard

Built-in shelving.

Parking

Two secure gated allocated parking spaces.

Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold. Lease term is 125 years with 110 years remaining. Current service charge is £1072 every 6 months and £100 ground rent every 6 months.

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.

Floorplan

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 : D

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.

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 :

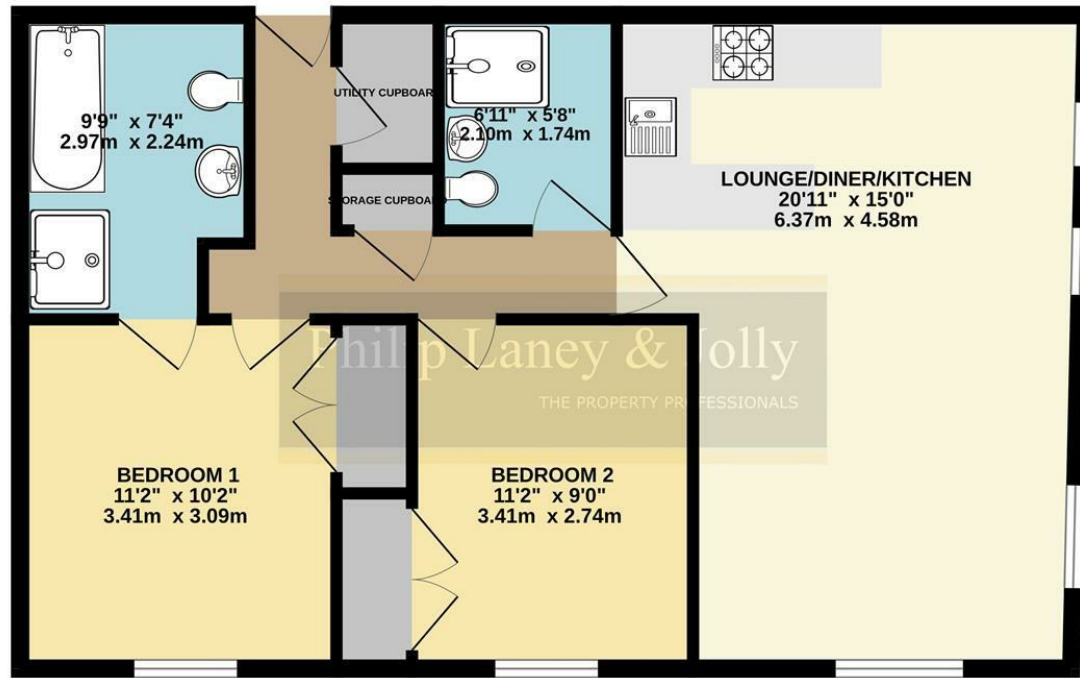
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

THIRD FLOOR

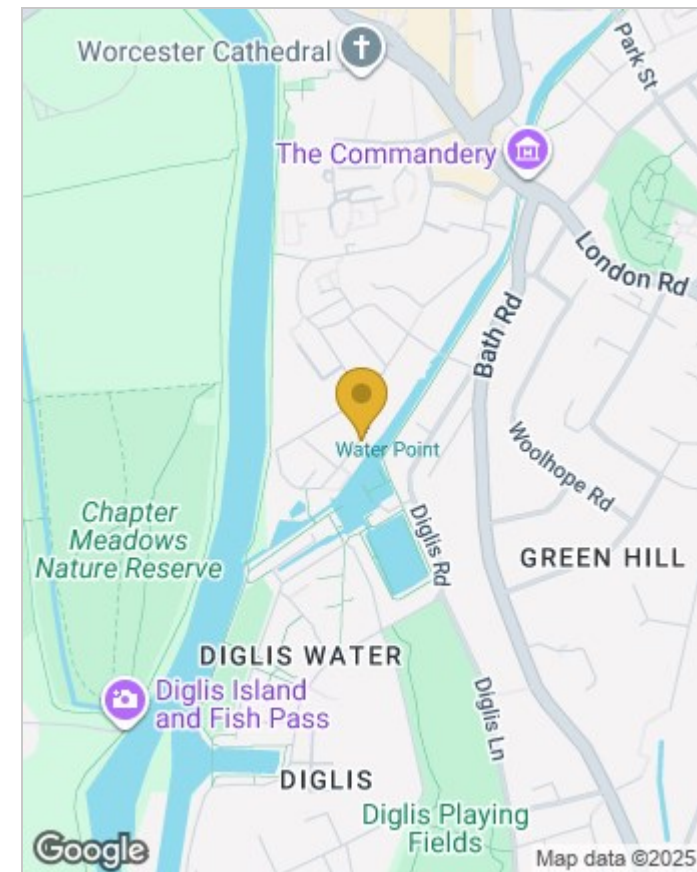


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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	Potential
Very energy efficient - lower running costs		
(92-100) 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	75	75
		EU Directive 2002/91/EC

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