



Flat 19 Gheluvelt Court, Brook
Street, Worcester WR1 1JB

Offered for sale with no onward chain, this one bedroom flat is conveniently located for the local bus stops, city centre & train station.

This first floor apartment, for the over 60's, overlooks the residents rear gardens & also has the benefit of a lift. The development manager may be contacted from various points within the property, in case of any emergency. & there is a 24 hour call system in place. The property comprises; communal security reception hallway with access into the residents lounge. Stairs or the lift to the first floor landing & doorway into your apartment. From the door is the hallway, which leads into a useful storage cupboard, the shower room, the bedroom & lounge diner.

The shower room has a vanity wash basin, extractor, W.C & shower cubicle. The bedroom has an open aspect over the rear gardens & built in wardrobes.

The lounge/diner also has a view over the residents gardens & a doorway through to the kitchen, which offers a range of base & wall units, sink & drainer, oven & hob.

There is a residents car park & grounds for use of residents & their guests, along with a guest suite for anyone wishing to stay. Also, a useful shelter for mobility scooters & a communal laundry facility.

The home is walking distance of a range of shops, supermarkets, cafes, bars & restaurants, as well as being convenient for the doctors, hospital & hairdressers.

There were 125 years on the lease from 1995 & if a couple is buying this property, providing one of you is over 60, the other can be 55.

LEASEHOLD

Council Tax Band B - Worcester Council

Lease Remaining 96 Years

Service Charges £3612.06 per Annum

Ground Rent £476.70 per Annum






Agents Note

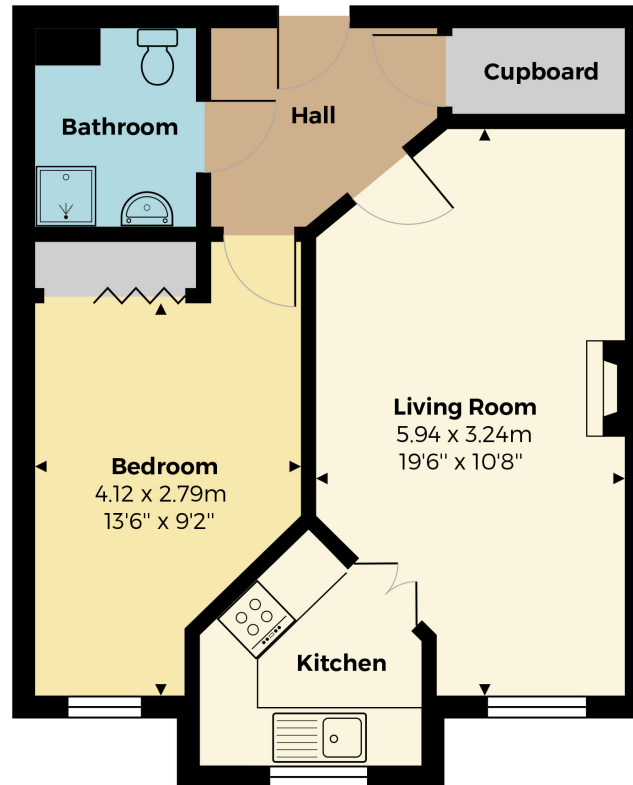
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



All measurements are approximate and for display purposes only

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