



8 Brockhampton Close,  
Worcester WR4 9XJ



A first floor maisonette with two double bedrooms & its own private front door & hallway. The property has a lease of almost 900 years & an en-bloc garage.

The home overlooks a green & comprises; entrance hallway with stairs rising to the first floor landing, from here the living room, both double bedrooms & the bathroom.

The lounge/diner overlooks the green & opens into the fitted kitchen, which has a range of base & wall units, sink & drainer, oven & hob & space for white goods.

The bathroom has a classic white suite with a shower over the bath, W.C & wash hand basin.

Externally, there is residents parking & an en-bloc garage.

The home is walking distance of Blackpole retail park & a local pub. It is convenient for the M5, J6.

The home would achieve a rent per month of around £800 & this would give you a return of over 6%.

Worcester city has a further range of amenities to include pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities. Worcester has two train stations with direct links to London.

#### LEASEHOLD

Lease - Over 940 Years Remaining

No Service Charge or Ground rent - Buildings insurance £434.00 per annum.

Council Tax Band A - Worcester Council







**Agents Note**

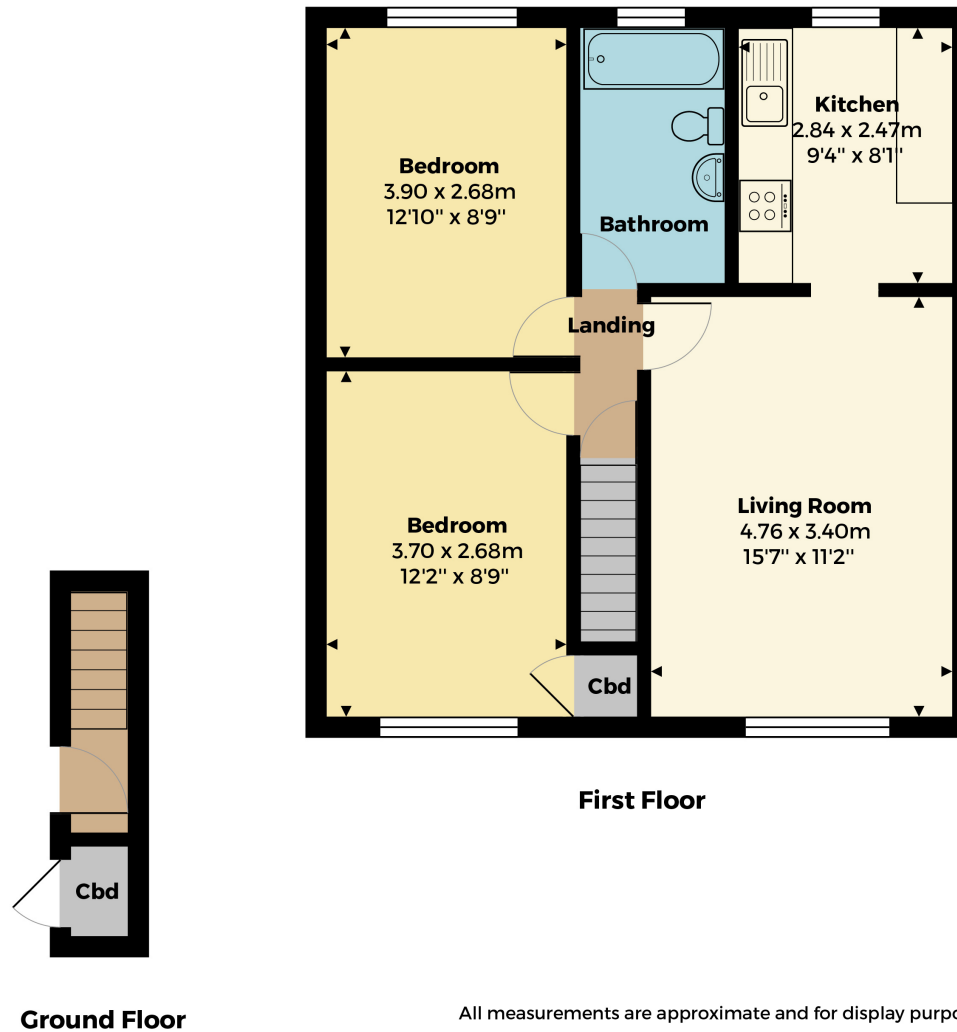
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.



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