



28 Colehurst Park, Lansdowne
Walk, Worcester WR3 8JF

A well-presented two double bedroom first-floor apartment, offered with no onward chain, featuring a private balcony with far-reaching views, garage, and residents parking.

The property offers generous and well-proportioned accommodation, accessed via a communal entrance with stairs leading to the private front door. An inviting entrance hallway provides access to two useful storage cupboards, two double bedrooms, the bathroom, kitchen/diner, and a separate living room.

The living room enjoys pleasant views over the communal grounds and city skyline, with direct access to the balcony, making it an ideal space to relax or entertain. The kitchen/diner offers space for a table and chairs and is fitted with a range of base and wall units, sink with drainer, oven, hob and extractor, along with space for white goods.

The bathroom is fitted with a P-shaped bath with shower over, a vanity wash basin with storage, and a WC and is newly renovated. Both bedrooms are doubles and enjoy open views, with the principal bedroom benefiting from a built-in double wardrobe.

Externally, the property benefits from residents parking on a first-come, first-served basis, a garage, and well-maintained communal gardens for residents and their guests.

The home is convenient for the city centre & the M5, J6. There is a bus stop nearby that drops you off in Crown Gate & you are walking distance of the city centre, which is under a mile away. Shrub Hill station is a 13 minute walk away according to Google Maps. Worcester itself has a wide range of amenities to include: bars, pubs, restaurants & cafes, shops, supermarkets & leisure facilities. There are two train stations offering direct links to London.

LEASEHOLD - We understand there are 994 years left on the lease & the service charge is £960 per annum, with zero ground rent.

Council Tax Band C - 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 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 | 81 | 81 |
| (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.



First Floor

All measurements are approximate and for display purposes only

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