

Apartment 6, 20 Whiston Court,  
White Ladies Close, Worcester  
WR1 1QA



A generously proportioned two bedroom apartment for the over 55's, set within walking distance of the city centre (0.8m away) and having the benefit of being close to a bus stop on Little London that will drop you in to Crown Gate.

This first floor flat comprises; reception hallway with doors into the useful storage cupboard & cloaks cupboard, along with the shower room, both bedrooms & the kitchen/dining/living room.

Residents parking is available to the front, on a first come, first served basis or you may have an allocated gated space for £36pcm.

Included in the service charge is a daily 2 course lunch, tea & coffee served in the lounge every morning, a weekly clean of your apartment & utility bills (gas, electric & water)

The open plan kitchen/dining/lounge area has a range of base & wall units, sink & drainer, integrated oven, hob & extractor, along with a dishwasher, fridge/freezer & washing machine. Bedroom one has a 'Jack & Jill' en-suite, which is helpfully accessed via the hallway too.

There are is lift access to the first floor, as well as a guest suite available for hire for any additional guests, health & beauty appointments available at an additional cost, two activity rooms, a residents lounge, emergency pull cords & staff on the premises 24 hours a day.

Externally, there are communal gardens for use by the residents & their guests.

Worcester city centre has a wide range of amenities to include pubs, bars, restaurants, cafes & brunch spots, as well as leisure facilities, shops, supermarkets, doctors surgery & the Worcester Royal Hospital.

There are two train stations with direct links to London & The M5 is a short drive away.

#### LEASEHOLD

Council Tax Band D - Worcester Council

The lease was granted in October 2015 & there were 125 years. The service charges are £14,040 per annum for a single occupant & £22,740 per annum for joint occupancy.







### 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>	85	85
(69-80) <b>C</b>		
(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.

All measurements are approximate and for display purposes only



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