



28 Ennerdale Close, Worcester
WR4 9DN

A two double bedroom duplex apartment, conveniently located for Worcester city & the M5.

The home would rent for £750pcm, providing over a 7% yield/return. This ground floor home has the added bonus of a balcony & residents parking on a first come, first served basis.

This spacious home comprises; communal reception hallway with access to the apartment's front door, into the reception hallway. From the hall, the stairs rise to the first floor landing & the hall also leads on into the kitchen. The kitchen has a range of base & wall units, sink & drainer, space for white goods & appliances & access into the lounge/diner. The lounge has wood effect flooring, picture windows & doors out to the balcony.

To the first floor, the landing leads on to both double bedrooms & the bathroom. The bathroom has a white suite, with a mains shower over the bath, a W.C & pedestal wash basin.

Externally, is the residents parking & communal gardens.

There is a bus stop nearby that runs every 10 minutes into Foregate Street. Nearby is also a range of supermarkets, pubs, take away outlets & access to the M5. In Worcester city are a further range of bars, restaurants, cafes, shops & two train stations with direct links to London.

LEASEHOLD - 91 YEARS LEFT

COUNCIL TAX BAND - A

EPC RATING - C

£692.45 Service Charges plus £10 per annum Ground Rent






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.

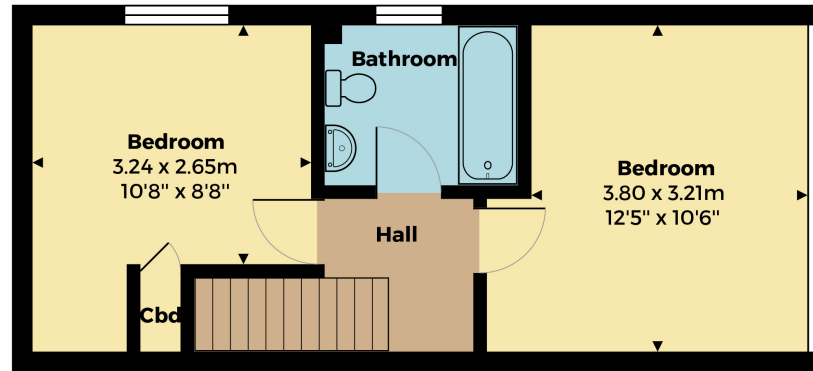


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

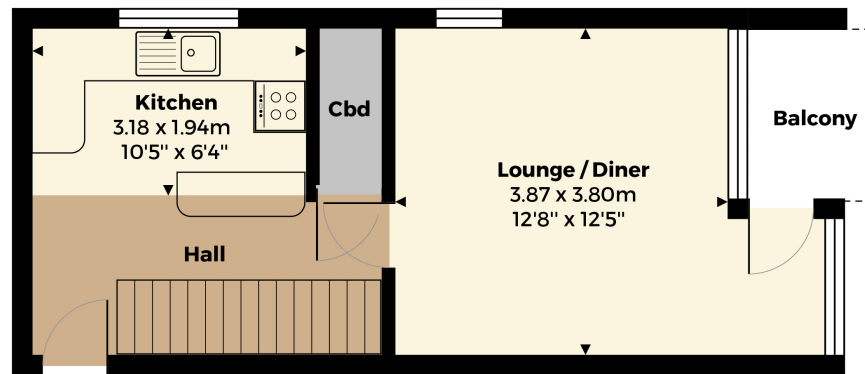
General Information

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



First Floor



Ground Floor

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