



22 Colehurst Park, Lansdowne
Walk, Worcester WR3 8JF

A rare opportunity to own a truly special two double bedroom ground floor apartment. This unique home features a private balcony with far-reaching views, its own garage, and convenient residents' parking, combining comfort, style, and practicality in one exceptional package.

Step inside to discover generous and thoughtfully designed accommodation, accessed through a welcoming communal entrance and on to your front door. The inviting entrance hallway leads to two handy storage cupboards, spacious double bedrooms, a stylish shower room, an elegant kitchen/diner, and a separate living room. Each space crafted to feel both comfortable and special.

The living room enjoys pleasant views over the communal grounds, 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 recently refurbished range of base and wall units, integrated dishwasher, sink with drainer, oven, hob and extractor, along with space for white goods.

The Shower room has also been refurbished and has a modern shower, a vanity wash basin with storage, and a WC. Both bedrooms are doubles.

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 within 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 960 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		
(69-80) C	72	76
(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



Ground Floor

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