



Apartment 1 Water Mill Court,
Hadley Place, Worcester WR2 5FU

A contemporary & generously proportioned ground floor apartment set within walking distance of both St Johns & Worcester city centre. The home is offered for sale with no onward chain & comprises: security communal hallway with access to your front door. Upon opening your door, you are welcomed by a reception hallway that leads through to two double bedrooms, the bathroom, a useful cupboard & the open plan living/dining area & kitchen.

The bathroom has a contemporary white suite, with a shower over the bath, close coupled W.C & vanity wash basin with storage, extractor, mermaid boarding to the walls & spotlights.

The kitchen has a range of base & wall units, sink & drainer with a swan neck mixer tap, integrated appliances & white goods, oven, hob & extractor & a breakfast bar. The living area has wood effect flooring & large windows keeping the space light.

Externally, there is an allocated space & visitors parking on site.

Heating is via ground source pump & there is underfloor heating throughout the apartment.

The home is conveniently located for several local shops & pubs, with St Johns having a wider range of amenities & Worcester city offering pubs, bars, restaurants, cafes, supermarkets, retail parks & leisure facilities. There are two train stations offering direct links to London.

We understand the ground rent is 'peppercorn' and the service charges are around £166pcm. The lease is over 990 years & allows pets by approval.

LEASEHOLD





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.

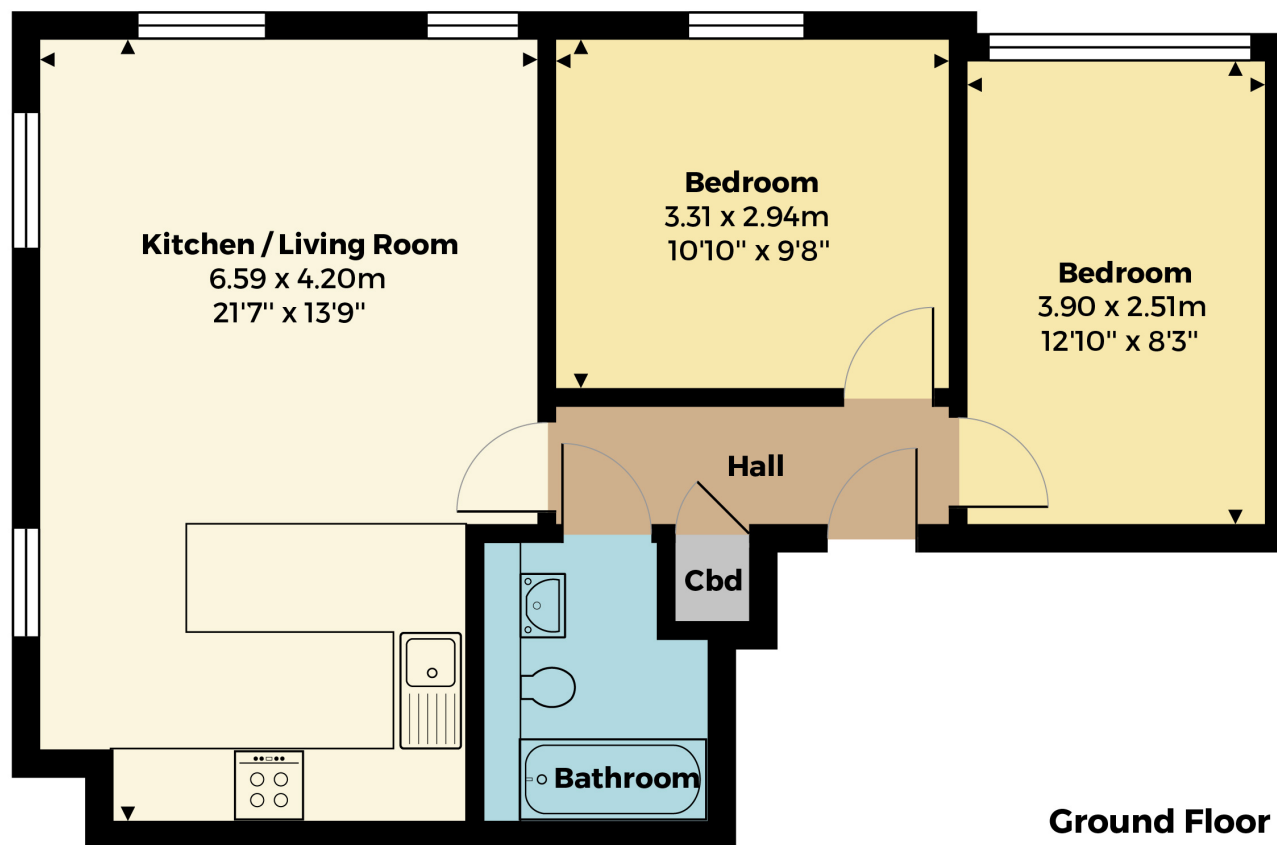


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



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