



Eastbank Drive, Northwick, Worcester, WR3 7EW

£170,000

Ref: 17941532

A luxury one bedroom retirement apartment situated in a secure complex in the desirable area of Northwick in Worcester. The apartment consists of; Reception Hall, Sitting Room, Dining Area, Kitchen, Bedroom and Wet room Bathroom. There are a host of communal facilities, including a hotel-style restaurant with waitress service, an adjoining licensed bar and piano room, an activities room, garden room, hair salon and library. Eastbank Court has an active social life, with regular events, visits and activities arranged on and off site. Further benefits include a weekly cleaning service, allocated parking, lift access throughout and double glazing throughout.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

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ESTATE AGENTS

Gallery



Property Description

Location - Eastbank Court is in the desirable area of Northwick and provides easy access into Worcester City Centre and benefits from convenience stores, a post office, independent retailers, a fish & chip takeaway and local pubs. There are nearby walks by the River Severn and along the Canal into the City Centre. Furthermore, there are bus routes into the City and Junction 6 of the M5 motorway is within 2 miles giving ease of access to the North and South. Further transport links from Foregate Street and Shrub Hill Train Stations to Birmingham and direct to London Paddington are also easily accessed from the area.

Approach - The property is accessed from the private allocated parking via a secure entrance. The apartment can be found on the first floor and can be accessed either via a lift or staircase. The apartment is entered through a private front door and allows access into;

Entrance Hall - 11'3" x 7'6" (3.42m x 2.28m) With ceiling light point, access to airing cupboard, access to cupboard and doors into;

Sitting Room with Dining Area - 25'6" x 10'1" (max) 7'7" (min) (7.77m x 3.07m (max) 2.31m (min))
With three ceiling light points, coving to ceiling, panel radiator, emergency attention drawstring, tv point, double glazed doors opening onto Juliet balcony, two double glazed windows to the front aspect and door into;

Kitchen - 10'0" x 7'5" (3.04m x 2.26m) A modern kitchen featuring; matching gloss wood effect wall and base units with LED down lighting under, marble effect work surfaces, induction hob, integrated Bosch oven, integrated fridge/freezer, washer/dryer, stainless steel one and half sink with mixer tap and drainer, mosaic effect tiled splashback, ceiling light point, double glazed window to the front aspect, tiled effect vinyl flooring and emergency attention cord.

Bedroom - 10'2" x 14'10" (max) 12'7" (min) (3.09m x 4.51m (max) 3.83m (min))
With ceiling light point, coving to ceiling, inbuilt wardrobe, panel radiator and double glazed window to the front aspect.

Bathroom - 7'6" x 10'2" (2.28m x 3.09m) A wet room style bathroom featuring; fully tiled walk in shower, bath with mixer tap and grab handles, wash hand basin with mixer tap, push flush WC, vinyl flooring, panel radiator, emergency attention cord, ceiling spot lights and extractor fan.

Outside - Eastbank Court further benefits from beautifully maintained grounds, a garden room and allocated parking.

Agents Note - Please note that a Buyers Reservation/Administration Fee of £400.00 plus V.A.T. is payable at the point of offer being accepted to Shelton & Lines – for terms and conditions please see <https://www.sheltonandlines.co.uk/buyers-info>

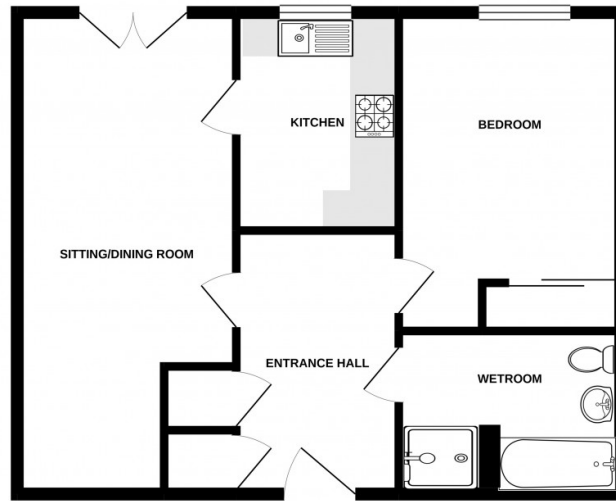
General Information - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, 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.

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FloorPlans

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and applicability cannot be guaranteed.
As to not suitable for printing in black and white.
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