



St Georges Lane North, Worcester, WR1 1RG

£69,950

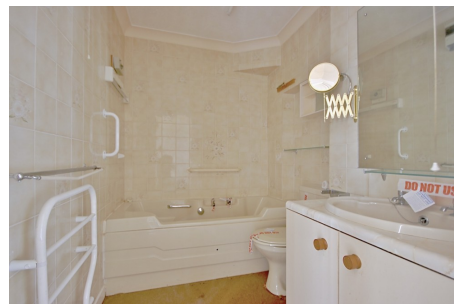
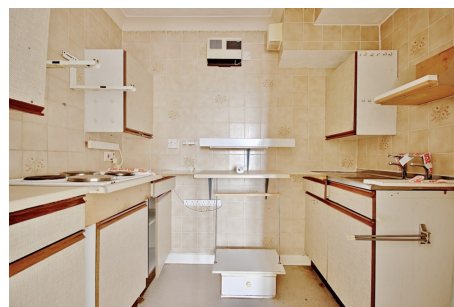
Ref: 21837051

PUBLIC NOTICE - 50 Homenash House, Worcester, WR1 1RG - We are in receipt of an offer of £65,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Telephone: 01905 616330
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37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

A second floor Retirement Apartment in need of some modernisation situated in a prestigious and convenient location to the North of Worcester City Centre close to good transport links and local facilities. The accommodation briefly comprises; Entrance Hall, Sitting/Dining Room, Kitchen, Utility, Double Bedroom & Bathroom. Further benefits include; Lift Access, Residential Parking, Gorgeous Communal Mature Gardens, Relaxing Lounge Areas, On Site Manager, Electric Heating & Double Glazing. Virtual Viewing Available.

Approach - Approached by a communal car park and secure entrance, leading to the foyer . The apartment can be located on the second floor and accessed via a lift.

Entrance Hall - Ceiling hatch through to loft. Ceiling light point, wall light point and smoke alarm.

Sitting/Dining Room - 17' 0" (Max) x 12' 3" (Max) (5.18m x 3.73m) Double glazed window with a view of the front aspect. Decorative fireplace. Ceiling light points, wall light points and wall mounted electric heaters.

Kitchen - 7' 4" x 5' 6" (2.24m x 1.68m) Kitchen with matching base and wall storage cupboards, featuring a sink with drainer and four circle electric hob. Space for further kitchen appliances. Part tiled walls. Ceiling light point.

Utility - 7' 7" x 5' 7" (2.31m x 1.70m) Electric meters and hot water tank. Inbuilt storage. Ceiling light point.

Bedroom - 8' 8" x 17' 6" (2.64m x 5.33m) Double room with double glazed window and a view of the front aspect. Inbuilt wardrobe. Ceiling light points and wall mounted electric heater.

Bathroom - Bath, low flush unit toilet and sink with inbuilt vanity storage cupboard. Extractor fan, heated towel rail and ceiling light point.

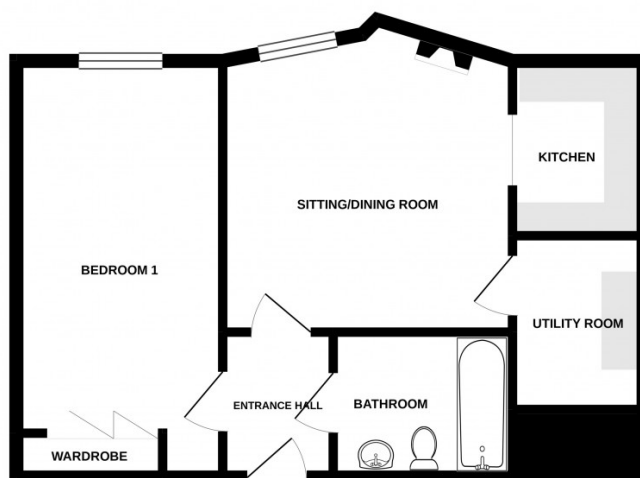
Outside - The property benefits from gorgeous mature gardens which have been beautifully maintained and also features views of the church.

Agents Note - Please note that a Buyers Reservation/Administration Fee of £400 plus V.A.T. is payable at the point of offer being accepted to Shelton & Lines – for terms and conditions please see Shelton and Lines website under the "Buyers" tab.

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.

FloorPlans

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wallspace, rooms 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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