



Badger Gardens, St. Peters, Worcester, WR5 3TG

£100,000

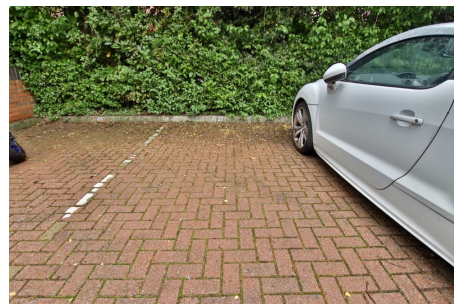
Ref: 26647582

An ideal first time or investment purchase. This first floor apartment is situated at the end of a Cul-De-Sac in Badger Gardens located within St. Peters and offering good access to local amenities and the M5 junction 7.

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

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

The accommodation comprises entrance hall with built in storage cupboard, open plan living/kitchen area with double glazed windows to the rear and side aspect. The bathroom comprises a panelled bath, low level WC and wash hand basin. The main bedroom has a double glazed window and built in wardrobe. The property is heated by night storage heaters.

Externally there is also an allocated parking space.

Council Tax Band A - Worcester Council

The lease started in January 1991 for a period of 999 years.

Service Charge and Ground rent is £55pcm.

Entrance Hall

Living Area - 15' 6" x 11' 6" (4.72m x 3.51m)

Bedroom - 10' 3" x 7' 4" (3.12m x 2.24m)

Bathroom

Agents Note - Agents Note - Please note that a Buyers Fee of £480 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 "Buyer's Info" page.

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

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should 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.