

Philip Laney & Jolly

Lockwheel House Woodhouse Close, Worcester, WR5 3FT

Guide Price £210,000

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If you are searching for a stylish, chain free home where you can unpack, put the kettle on, and immediately start enjoying life by the water, Flat 4 Lockwheel House is an absolute must see.

Freshly repainted from top to bottom in warm neutral tones and fitted with plush, brand new carpets throughout, this smart ground floor two double bedroomed apartment is ready to move straight into. Set in the heart of Worcester's popular Diglis waterside development and offered with no onward chain, it is an ideal buy for first time buyers, downsizers looking for step free access, or investors after a strong, low maintenance rental property.

This apartment comprises of spacious, light and airy accomodation throughout with open plan living spaces including a modern fitted kitchen with integrated appliances plus two double bedrooms with the principal bedroom benefitting from a modern en-suite shower room in addition to the family bathroom.

Living at Lockwheel House places the very best of Worcester right on your doorstep-

Riverside Strolls & Green Spaces:
Join the River Severn towpath just moments from your door for a scenic 10 to 15 minute walk directly into Cathedral Square and the city centre, or cross Diglis Footbridge into Chapter Meadows Nature Reserve.

Waterside Social Scene:
Enjoy waterside coffee spots, independent bakeries, and places to eat around Diglis Basin and Marina, with Gyms and local pubs such as The Anchor Inn just around the corner.

Great Transport Links:
Quick and direct road access to the A4440 Southern Link Road puts Junction 7 of the M5 only minutes away. Worcester Foregate Street, Shrub Hill, and Worcestershire Parkway stations are all within easy reach for direct rail connections to Birmingham, Cheltenham, Bristol and London Paddington.

Parking & Exterior-
Peace of mind comes as standard with a designated allocated parking space located within the secure, gated residents' courtyard, surrounded by neatly maintained communal grounds.

Hallway
Stepping into the welcoming central hallway, complete with inset ceiling spotlights, secure intercom entry, and private doors leading off to all rooms, you will immediately notice the fresh, bright atmosphere that runs throughout the entire property. Radiator. Storage cupboard.

Contemporary Integrated Kitchen
Neatly arranged and practical, the kitchen sits just off the dining area and is fitted with modern units and contrasting worktops. Integrated appliances include a four ring gas hob, extractor hood, built in electric oven, full height fridge freezer, and dishwasher. Stainless steel one and a half bowl sink and drainer. Ceiling spotlights.

Open Plan Living / Dining Room
The heart of the home is a bright and sociable reception room with plenty of room for both a comfortable sofa suite and a full dining table. Full height double glazed windows flood the space with natural light and can be opened wide during the warmer months. Ceiling light points and radiators.

Principal Bedroom Suite
A genuinely spacious principal bedroom that easily takes a king size bed alongside bedside tables and freestanding wardrobes. Ceiling light point. Radiator. Double glazed window. It also has its own private ensuite shower room.

En-suite
Double walk in shower enclosure with mains fed shower, pedestal wash hand basin and low level WC. Neutral tiling. Ceiling spotlights.























Bedroom Two
A substantial double bedroom in its own right. It provides genuine flexibility as a guest suite, dedicated home office, or a room for a sharer. Double glazed window. Ceiling light point. Radiator.

Family Bathroom
A modern three piece white suite comprising a panelled bath with mains shower and screen over, pedestal hand basin, low level WC, neutral tiling, and inset ceiling spotlights.

AI-Staged Photography Disclaimer
Please note that some photographs within this advertisement may have been digitally enhanced by being virtually furnished using Artificial Intelligence (AI) to illustrate the potential layout and use of the space. Any furniture, furnishings or decorative items shown in these images are digitally generated using AI and are not included in the sale. Original, unfurnished photographs are also present on the advertisement.

Council Tax Worcester
We understand the council tax band presently to be : C
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure
We understand (subject to legal verification) that the property is Leasehold.

Lease Start Date: 19 Nov 2015
Lease End Date: 01 Jan 2136
Lease Term: 130 years from 1st January 2006
Term Remaining: 109 years

Ground Rent: £251.42 per annum
Service / Maintenance Charge: Approx. £883 every six months (covering building insurance, gated entry, communal lighting, and grounds maintenance)

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

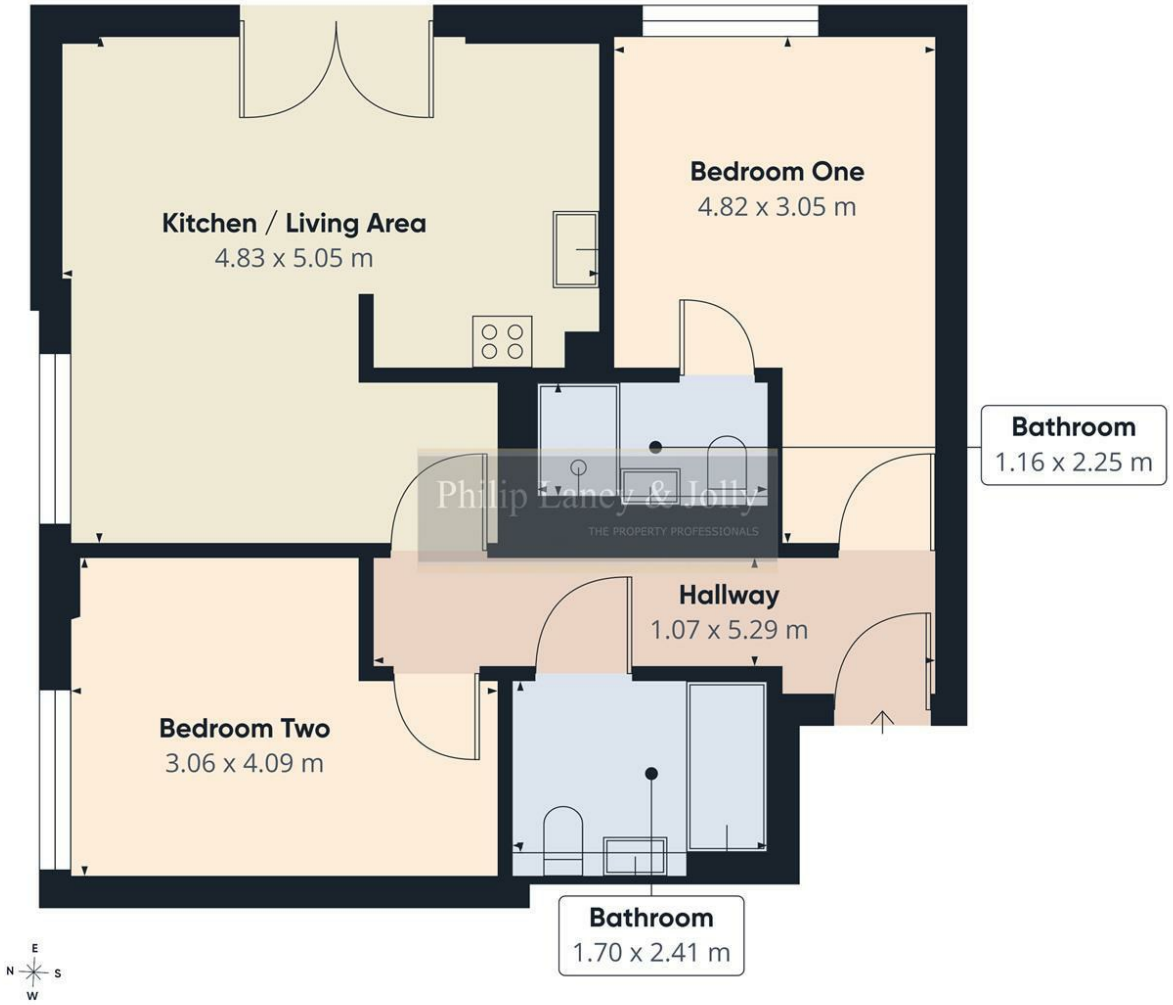
Viewings
Strictly by appointment with the Agents. Please call 01905 26664 Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband
We understand currently cabinet broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Parking
Parking for the property is an allocated space in the car park secured via electric gates.

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone- Good outdoor and in-home

Property to sell?
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

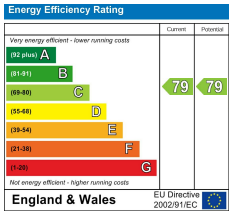
Approximate total area(1)
59.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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