

FOR SALE



Wellington Close
Asking Price Of £99,500


MARTIN&CO

Wellington Close

Asking Price Of £99,500

- Central Location
- Investment Opportunity
- Residents Parking
- Ideal First Purchase
- First Floor Apartment
- Lease Approx 90 years remaining
- Service Charge approx. £1,100pa

****IDEAL FIRST PURCHASE**
INVESTMENT OPPORTUNITY****

This well presented first floor apartment is conveniently located on the edge of Worcester City Centre and offers easy access to the City and both railway stations.

RECEPTION ROOM 14' 08" x 11' 09" MAX (4.47m x 3.58m)

BEDROOM 11' 05" x 11' 05" (3.48m x 3.48m)

KITCHEN 9' 05" x 6' 05" (2.87m x 1.96m)

BATHROOM 6' 05" x 5' 08" (1.96m x 1.73m)



****IDEAL FIRST PURCHASE** INVESTMENT**

OPPORTUNITY** This well presented first floor apartment is conveniently located on the edge of Worcester City Centre and offers easy access to the City and both railway stations.

The well-appointed and spacious property briefly comprises: entrance hallway with large storage cupboard and further storage space, sitting room to front aspect giving access to a fitted kitchen with oven/hob and space for further appliances, fitted bathroom suite with shower over the bath, and a large double bedroom.

The property further benefits from a central location, electric heating, double glazing throughout, access to residents parking and communal gardens

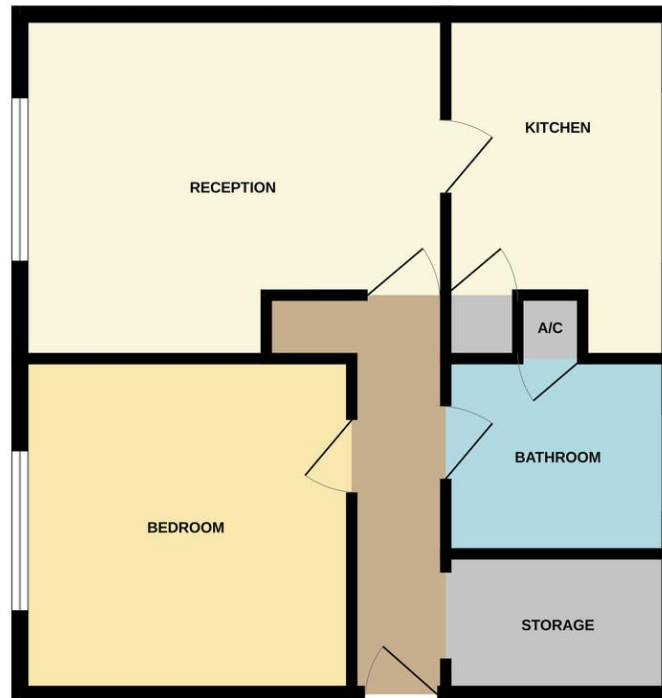
Viewing is recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.