

FOR SALE



Athelstan House, The Hill Avenue

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Asking Price Of £140,000





DESCRIPTION **NO ONWARD CHAIN** EXTENDED LEASE** Martin&Co are delighted to offer this well appointed ground floor apartment set in the highly desirable Battenhall area of Worcester, offering excellent commuter links, and within walking distance of City Centre amenities and local green spaces.

- Chain Free
- Sought After Location
- Garage Parking
- Easy Access to City
- Ground Floor Accommodation
- Communal Garden
- Gas Central Heating

The apartment briefly comprises: secure communal entrance hall with coded door, private entrance hall with useful storage cupboard, a fully fitted galley kitchen with a good range of wall and base units, spacious L-shaped double aspect lounge/dining room, master bedroom, second bedroom with fitted storage housing combination boiler, and a family bathroom with shower over bath.

The property further benefits from double glazing throughout, gas central heating, communal gardens, and garage parking.

Viewing is highly recommended.

LEASEHOLD INFORMATION Term Remaining on Lease of 982 Years

Approximate Annual Maintenance Charge of £1380

Annual Ground Rent Nil

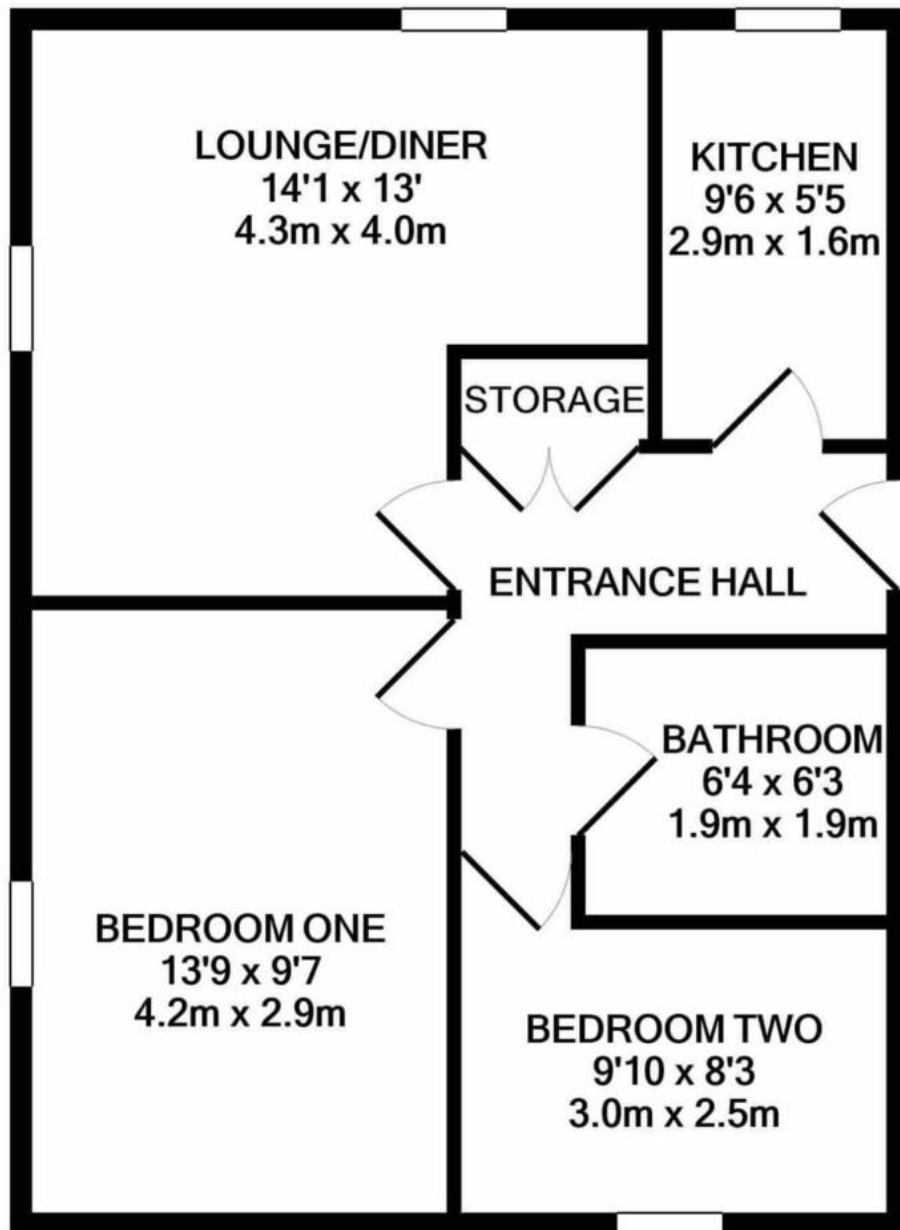
LOCATION This well appointed ground floor apartment can be found at the end of a quiet street in the sought after Battenhall district on the edge of and within

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



walking distance of Worcester City Centre. This extremely popular suburb offers a safe and community spirited feel for those seeking life in a quiet neighbourhood without sacrificing City access. Located within a short walk of Worcester City Centre the apartment offers easy access to all central amenities, including transport links, shopping, bars, resteraunts, local theatre and leisure services.





TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



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 for mpart 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.