



Cranham Drive  
81 - 83

**Connells**

Cranham Drive  
WORCESTER



### Property Description

A well-presented one bedroom first floor apartment offering spacious living accommodation and balcony, central heating throughout and communal gardens situated within a popular residential area in Worcester

Ideal for first time buyers and investors.

### Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

### Accommodation Details

The property comprises communal entrance porch, private entrance hall, sitting room, kitchen, bedroom and bathroom.

### Entrance Porch

Composite door into hall.

### Entrance Hall

Ceiling light, two storage cupboard, wood laminate flooring doors to bedrooms and bathroom, kitchen and sitting room.

### Sitting Room

Front facing uPVC double glazed window, door to inner lobby leading to balcony, storage cupboard, ceiling light, ceiling, wood laminate flooring, radiator.

### Kitchen

Rear facing uPVC double glazed window stainless steel sink with mixer tap, stainless steel single electric oven with gas hob over and cookerhood, wall and floor mounted units, space and plumbing for washing machine and dishwasher, wall mounted boiler, tiled walls, wood laminate flooring, storage cupboard.

### First Floor

### Bedroom One

Front facing uPVC double glazed window, ceiling light, radiator, storage cupboard, wood laminate flooring.

### Bathroom

Rear facing uPVC double glazed window, white suite, corner bath with storage over, vanity unit inset sink, tiled walls, ceramic tiled floors, chrome ladder radiator.

### Outside

### Front Garden

The property is approached through a communal door with security phone entry system, up the stairs and turn left towards the flat. There is access to a communal garden with seating areas and bin store.

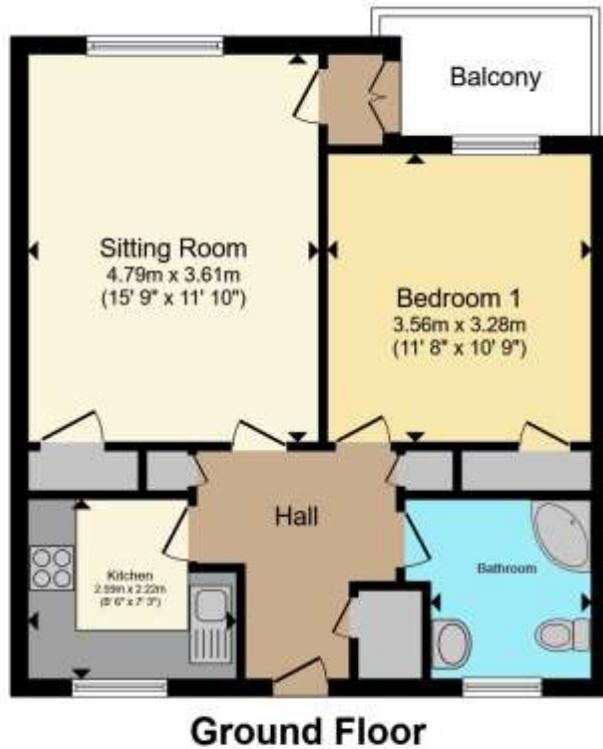
### Balcony

Is front facing.

### Services

All services are connected to the property.





Total floor area 50.7 m<sup>2</sup> (546 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL307519](http://connells.co.uk/Property/WVL307519)**

This is a Leasehold property with details as follows; Term of Lease 115 years from 10 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**directions to this property:**

From the Warndon Village office turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 3rd exit onto Woodgreen Dr/B4638, At the roundabout, take the 1st exit onto Middle Hollow Dr/B4637, Turn right onto Tolladine Rd, At the roundabout, continue straight onto Windermere Dr, Turn right onto Cranham Dr, continue along this road where you will find the property on the left hand side as denoted by our Connells for sale board.

EPC Rating: C Council Tax Band: A Service Charge: 648.00 Ground Rent: 10.00

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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