



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



## **2 BED APARTMENT CORDWAINERS COURT, WORCESTER**

- Allocated Parking
- Two Bedrooms
- Ground Floor
- Open-Plan
- Lounge/Diner/Kitchen
- St Johns
- Viewings 7 Days A Week
- Viewing Recommended
- EPC: C78

## Description

\*\*\*OPEN-HOUSE 10:00 -11:30 ON SATURDAY  
14TH SEPTEMBER BY APPOINTMENT ONLY\*\*\*

Ground Floor Immaculate & Spacious Two Bedroom Apartment set in approx. 527 sq. ft. In our opinion a fantastic first time buy or investment property that needs nothing at all doing to it. It benefits from off road parking, private parking space, two double bedrooms and is conveniently located within walking distance of an array of local amenities. Expected rental income of £650pcm providing a 5.7% gross yield.

## Entrance Hall

Radiator, airing cupboard, doors to all rooms, ceiling light point.

## Open Plan Lounge/Diner/Kitchen

18'4" x 9'6" (5.6m x 2.9m)

## Lounge/Dining Area

UPVC double glazed window to rear aspect, electric panel heater, television point, ethernet port for internet, ceiling light point, double glazed french doors to communal garden.

## Kitchen Area

UPVC double glazed window to side aspect, range of eye level and base storage units with work surfaces over, stainless steel sink drainer unit with mixer tap over, built-in electric oven and hob with extractor hood over, plumbing for washing machine, laminate flooring, ceiling light point.

## Bedroom One

9'6" x 8'6" (2.9m x 2.6m)

UPVC double glazed window to side aspect, built-in wardrobes, electric panel heater, ceiling light point.

## Bedroom Two

9'10" x 6'3" (3.0m x 1.9m)

UPVC double glazed window to rear aspect, built-in wardrobes, electric panel heater, ceiling light point.

## Bathroom

Panelled bath with shower over, pedestal wash hand basin with mixer tap over, low level W.C.,

extractor fan, heated towel rail, ceiling light point.

## Outside

Communal gardens and one allocated parking space.

## Directions

From The Property Centre turn left on to B4637 / Tolladine Road, turn left on to Sherriff Street, turn right on to B4636 / Newtown Road, bear right on to B4205 / Midland Road, and then immediately bear left on to Tallow Hill, Road name changes to George Street, at roundabout, take 2nd exit on to B4205 / St Martins Gate, at roundabout, take 1st exit on to A38 / City Walls Road, turn right on to A44 / College Street, bear left, and then bear left on to A44 / Deansway, turn left on to B4485 / St Johns, turn right to stay on B4485 / Bransford Road, turn right on to Willis Place.

## Tenure - Leasehold

## Date Particulars Created 16.08.19

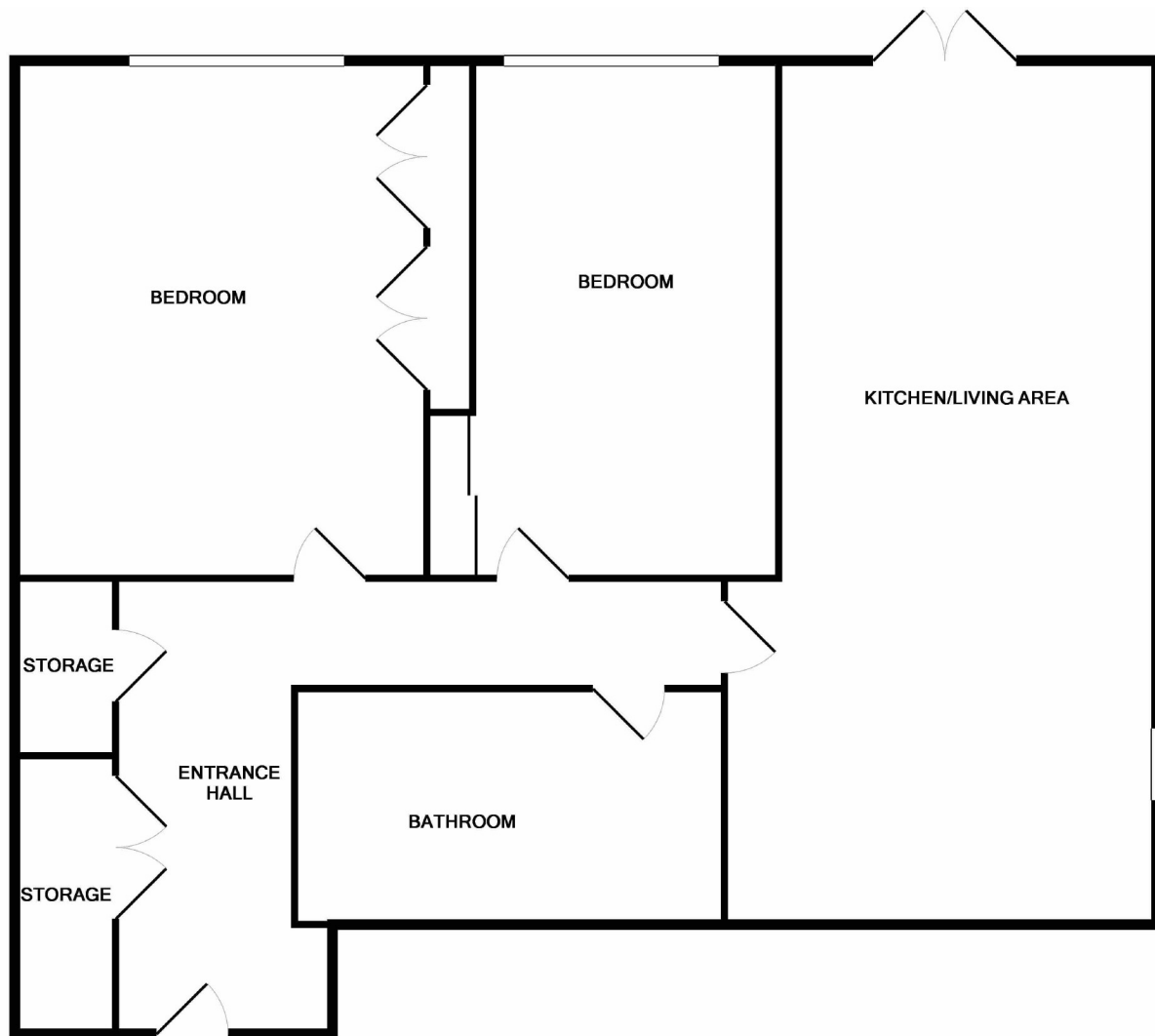
## Agents Note

Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

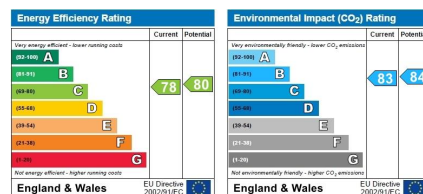
## Property Price:

Offers Over £130,000





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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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222**

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