



Flat 1, 16 Ashford Road, Worcester, WR2 5FW

BERRIMAN
EATON

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A bright and spacious two bedroom ground floor apartment with open views from all the rooms

LOCATION

Built in 2020 by Bloor Homes the apartment form part of the popular development known as The Grove. With various quiet private roads and desirable green open spaces scattered across the development, The Grove at Worcester is perfect for quiet village living. Not only can you benefit from an on-site play area not far from your front door, you can also take a quiet wander down the southern footpath to the sizeable informal country park at the bottom of the development, adjoining an existing and functioning fishing lake. This footpath can also lead you on a relaxing stroll to nearby villages such as Rushwick

Located on outskirts of St Johns within close proximity to Worcester City Centre and is often referred to as a 'village in the city' having a real sense of community. St Johns offers a diverse selection of shops, businesses and eateries as well as a sports centre, church and is home to Cripplegate Park. There are many buses which can take you right into the city as well as great road links which can take you to Malvern, Hereford and into Leominster.

The county town and cathedral city of Worcester lying on the banks of the River Severn provides high street and boutique shopping, and is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University

Worcester racecourse provides not only horseracing, but also excellent recreational space and a footpath along the river leading to the county cricket grounds and Worcester Cathedral.

MILEAGES

5.3 MILES Junction 7 M5 Motorway
2.2 MILES Worcester Foregate Street Station
7.2 miles Worcester Parkway Station
2.1 MILES Worcester High Street.
65 MILES Birmingham Airport

DESCRIPTION

Built in 2020 by Bloor Homes this corner ground floor apartment has a pleasant aspect overlooking the play area and boast triple aspect windows in the open plan living accommodation creating a bright and spacious feel. There are two good sized bedrooms the master with ensuite facility and a main bathroom, together with an allocated parking space and secure intercom video system. The apartment has been extremely well maintained by the current owner and offers "ready to move into" accommodation for the incoming purchaser.

The apartment is approached via a residents car park with one allocated space and additional visitors parking. There is a video security intercom system and small communal entrance.

The hallway has two large storage cupboards, one which houses the boiler and the wall mounted entry system.

The living accommodation has been designed to create a wonderful open plan yet delineated space in which to relax and entertain. The living space feels separate and overlooks the open space and play area. There is ample space for a dining table and chairs which links to the kitchen area. The kitchen is fitted with a range of contemporary cabinets with a built in bosch oven and a ceramic hob. The fridge freezer is also included and there is space for a washing machine and dishwasher.

There are two double bedrooms, the master with an en suite and a separate bathroom with bath and shower over.

LEASE

Lease Length – a 125 year lease was granted on 1/1/2019
Annual Ground Rent - £175.00 p.a
Annual Service Charge - £1,236 p.a period 2022-2023

SERVICES

COUNCIL TAX BAND B - Worcester
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Worcester Office.
The property is LEASEHOLD.

Tettenhall Office

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Asking Price
£170,000

EPC: B

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Ground Floor

Total Approx Area: 62.0 m² ... 667 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
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 the operability or efficiency can be given.

