

Connells

Millwright House Basin Road
Worcester

# Millwright House Basin Road
# Worcester WR5 3GR

For Sale guide price
**£160,000**







## Property Description

Situated in the sought-after Millwright House development on Basin Road, this two-bedroom apartment offers contemporary living in a prime Worcester location.

The property features a spacious open-plan lounge and kitchen, filled with natural light and opening onto a private balcony, perfect for relaxing. The master bedroom benefits from an en suite shower room, while the second double bedroom is served by a modern family bathroom.

Further highlights include allocated private parking, secure entry, and well-maintained communal areas.

Just a short walk from Worcester city centre, the riverside, and Foregate Street station, this apartment is ideal for professionals, couples, or investors seeking a high-quality home in a vibrant area.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

## Communal Entrance

There is a communal entrance with stairs and a lift to the second floor where the apartment is located.

## Second Floor

## Open Plan:

## Living Area

Side facing double glazed window with Juliet balcony, two ceiling lights, two radiators and carpet flooring.

Front facing double glazed patio doors which lead to the balcony.

## Kitchen

Wall and base units, built in oven, hob, extractor, fridge freezer, washer, dishwasher and spotlights.

## Hallway

Spotlights and a large cupboard.

## Bedroom One

Front facing double glazed window and Juliet balcony, ceiling light, wardrobe space and carpet flooring.

## En-Suite

Spotlights, shower, W.C, wash hand basin, part tiled walls, extractor and a radiator.

## Bedroom Two

Side facing double glazed window with Juliet balcony, ceiling light, radiator and carpet flooring.

## Bathroom

Spotlights, W.C, wash hand basin, bath with mixer shower, part tiled walls, extractor and a radiator.

## Outside

## Parking

There is a secure allocated parking space for the property.

## Services

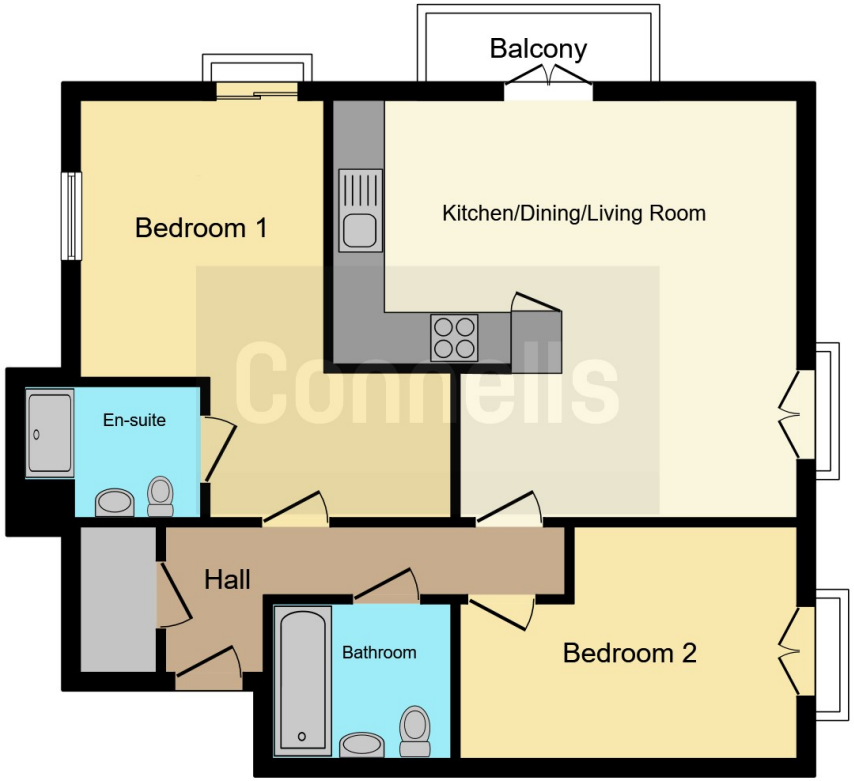
All main services are connected to the property.

## Leasehold:

Length of Lease: 130 years from 1st January 2006.
Annual Ground Rent: £200
Annual Service Charge: £1,500












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.focalagent.com

To view this property please contact Connells on

**T 01905 611 411**
**E worcester@connells.co.uk**

3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: B

Council Tax Band: C

Service Charge: 1500.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/WOR316192**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

**See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk**