



It's who  
you move  
with.

# Elm Green Close, Worcester, WR5 3HD

£200,000

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This property is a rare find with gorgeous views a short walk away as well as a private garden, belonging to only the apartment! We highly recommend booking a viewing to see the modern finish and charm the property has to offer!

This immaculate and modern two-bedroom ground-floor garden apartment offers practical living with the added benefit of a PRIVATE GARDEN and allocated parking. The property, which has a 122 year lease in place, and is ready to move into! The internal layout includes a kitchen with modern units, a spacious lounge/diner with access to the private garden, two double bedrooms, a contemporary bathroom, and an inner hallway connecting all rooms. Externally, the property features a private garden and an allocated parking space within the dedicated car park, as well as access to well-maintained communal gardens.

**Agent's Note:** We have been made aware the property is Leasehold. The Service Charge is approx. **£1543.98** per year and Ground Rent is **£0** per year. There is approximately **122 years** remaining on the lease and there is a reserve fund in place for the managed areas of this property. All of this information would need to be confirmed by your solicitor.

**Location:** Located just off the Bath Road, to the south of Worcester City Centre, Elm Green Close boasts an ideal location with close proximity to the city's wide range of shops, restaurants, and bars. A local supermarket is just a short distance away, and convenient access to motorway networks ensures easy commuting. This prime location offers both the vibrancy of city living and the convenience of nearby amenities, making Elm Green Close a highly desirable place to call home.

#### **Rooms:**

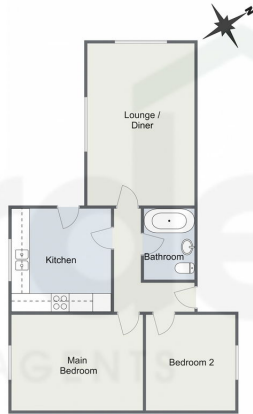
**Lounge Diner** - 5.34m x 3.53m (17'6" x 11'6")

**Kitchen** - 3.39m x 3.28m (11'1" x 10'9")

**Main Bedroom** - 4.33m x 3.15m (14'2" x 10'4")



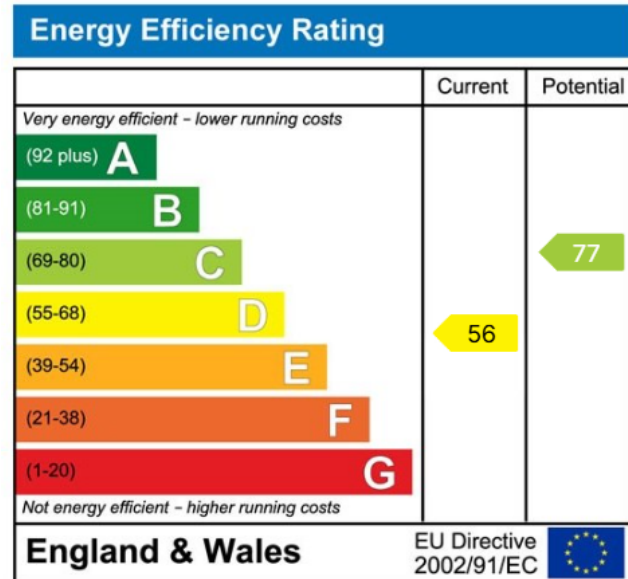
Elm Court, Elm Green Close, Worcester



Total Area Approx  
63.4 Sq M  
682.4 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Separate Own Garden
- Parking
- Renovated Kitchen
- Modern Bathroom
- 122 Years Remaining on Lease
- River Walks



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

