

# Spencers

Estate Agents

47 Foregate Street  
Worcester  
WR1 1EE

01905 27272

## **FOR SALE**

With the benefit of

### **IMMEDIATE VACANT POSSESSION UPON COMPLETION**

An exceptionally well-appointed **GROUND FLOOR FLAT** within this attractive retirement development quietly situated on the northern side of Worcester within easy reach of both local amenities and the City Centre.



**22, WINDMILL CLOSE (Off York Place), WORCESTER WR1 3HH**

Viewing by arrangement strictly through the Selling Agents

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Via a Communal Reception

**RECEPTION HALL LOUNGE/DINING ROOM**

**WELL FITTED KITCHEN DOUBLE BEDROOM BATHROOM**

**EPC Current C**

**DOUBLE GLAZING BACKGROUND NIGHTSTORE HEATING**

**MAINTAINED GARDENS AMPLE PARKING**

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**OFFERS BASED ON £78,500**

**HIGHLY RECOMMENDED**

[www.spencerandcompany.co.uk](http://www.spencerandcompany.co.uk)

## **22, WINDMILL CLOSE, WORCESTER**

An exceptional and well-appointed **GROUND FLOOR FLAT** within this small, select and quietly situated retirement development off York Place on the northern side of the City, offering privacy and independence within a secure 'semi-sheltered environment'.

Windmill Close comprises a small development of both flats and bungalows unobtrusively located yet within easy reach of both local amenities at Barbourne, Upper Tything and The Tything and Worcester City Centre.

There is a Resident Manager on hand and the development includes a Guest Suite for the use of visiting relatives (by arrangement) and a Lounge adjoining the Manager's Office for use of the residents and for the occasional communal activity: there is also a Laundry if required. Otherwise the Service Charge includes the emergency call system (known historically as Care Line) maintenance of the building and gardens, buildings insurance, window cleaning, communal T.V. aerial system, lighting and cleaning of common parts (e.g. hallways and staircases) and other items as set out in the Annual Accounts.

Up to date copies of the annual accounts together with a Purchaser Information pack from Caldmoreaccord Housing Association are held at our office.

There are fully maintained garden areas and Ample Parking for both residents and guests alike.

No.22 overlooks the rear gardens of the courtyard section within the north-eastern part of Windmill Close. All windows have a pleasant aspect: the accommodation is presented in good order and benefits from both double glazing and slimline night store heating.

The sale is to include all fitted carpets and floor coverings and items of white goods if required.

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Whilst the 'Semi-sheltered environment is to be emphasised for the direct benefit of intending purchasers and of welcome concern / reassurance of relatives, it is the retention of privacy and independence which is perhaps the hallmark of Windmill Close. **Unhesitatingly Recommended.**

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## **THE ACCOMMODATION**

Front door via communal hallway.

### **RECEPTION HALL**

Slimline nightstore radiator. One thirteen amp power point. Built-in storage cupboard with electric light fitted. One thirteen-amp power point. Obscure glazed multipaned door to:

### **LOUNGE/DINING ROOM: 14`3 x 11`**

Wide double glazed window to rear aspect with roller blind. Attractive fire surround with marble (effect) panel and matching raised hearth: 'woodburner style' electric heater. Two slimline nightstore radiators. T.V point. Telephone point. Security telephone point. Nine thirteen amp power points. Two pendant lights. Coved ceiling. Obscure glazed multipaned door to:

### **FITTED KITCHEN: 8`8 x 6`**

Double glazed window. Pattern tiled walls. Range of fitted units briefly comprising: stainless steel single drainer sink unit set in full width roll edge pattern work surface with cupboards and space under (plumbing for automatic washing machine). Adjoining matching roll edge pattern work surface with cupboards under. Separate matching roll edge pattern work surface with cupboard under and adjoining return matching pattern work surface with four drawers and cupboards under. Two double wall cupboards. Third wall cupboard above Extractor. Two fitted shelves. Space for fridge/freezer (inc if required). Hotpoint electric cooker (inc if required). Ceiling spotlight unit. Cooker point. Six thirteen-amp power points. Woodstrip effect flooring.

### **BEDROOM: 10`6 x 9`3 (min)**

Double glazed window with roller blind. Wall to wall range of fitted wardrobes with mirrored sliding doors providing extensive hanging, shelf space, and one section converted as a little 'office' with telephone point and computer desk (inc if required). Slimline nightstore radiator. Five thirteen-amp power points. Wall light. Coved ceiling.

### **SHOWER ROOM**

Fully tiled shower cubicle with Triton Ivory III Shower unit with attachment and decorative sliding shower door. Tiled walls to wash hand basin (with mixer tap) and in own fitted unit and low level close coupled W.C.. Dimplex wall heater. Ceiling spotlight unit. Shaver point. Wall shelf. Extractor fan. Ceramic pattern tiled floor. Walk-in airing cupboard with foam insulated hot water cylinder (inset immersion heater), shelving and electric light.

## **GENERAL**

### **TENURE:**

Leasehold.

### **UNEXPIRED LEASE:**

A new 999 year Lease will be available to the purchaser.

### **POSSESSION:**

Immediate Vacant Possession

### **SERVICE / MAINTENANCE CHARGE**

During the current accounting year the Service Charge is £104.71 p.c.m. (circa £1256.52 p.a)

### **THE LANDLORDS:**

Caldmoreaccord Housing Association Ltd, 18, Caldmore Green, Walsall, West Mids. WS1 3RL (0121-568-3986)

### **SERVICES:**

Mains Electricity. Mains Water. and Mains Drainage are all connected to the property. Mains Gas is not available.

### **AGE RESTRICTION:**

Owner occupiers have to be at least 60 years of age.

### **LOCAL AUTHORITY**

Worcester City Council  
01905-723471

### **COUNCIL TAX**

Band 'B' with £1,152.51 payable during the current Financial Year. There is the usual 25% reduction if single occupancy applies.

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### **AGENTS NOTE:**

Whilst these Particulars have been prepared in good faith, correctness is not guaranteed and should not be assumed. Descriptive passages are necessarily subjective. Particulars do not form part of any offer or contract, measurements are approximate and none of the services, systems or appliances have been tested. The property is sold without warranty either by the agents or the clients represented.

It is entirely incumbent upon any intending purchasers to satisfy themselves by their own or professional enquiry in all aspects of the property before a binding contract is entered into.

### **FOLIO: 6991**

