

Offices throughout Worcestershire & Mayfair, London



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

DRAFT

Allan Morris
estate agents



General view

Shipways Yard, London Road, Worcester.

A newly converted one bedroom ground floor Apartment benefiting from a private off road parking space, situated within walking distance of Worcester City centre.



PRICE: £ 99,950

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
Registered Office: Coningsby House, 24 St Andrews Street, Droitwich Spa, Worcestershire WR9 8DY

01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk



01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk



3 Shipways Yard, 50-52a London Road, Worcester. WR5 2DL

All measurements are approximate.

Accommodation in more detail comprises:

The property is entered via part obscure glazed door giving access into:

OPEN PLAN KITCHEN AND SITTING ROOM: 20'11" x 9'2" (6.38m x 2.79m), initially to:

Kitchen Area: fitted with a matching range of base and wall mounted units with brick style tiled splash back, stainless steel drainer sink unit with mixer tap over, cooker with hob and extractor hood and lighting over, space for appliance, space for fridge freezer, ceiling light point, tiled floor, wall mounted electric heater, window to the side aspect.

Sitting Room Area: with numerous windows to the side aspect, ceiling light point, television aerial point, telephone point, wall mounted electric heater.

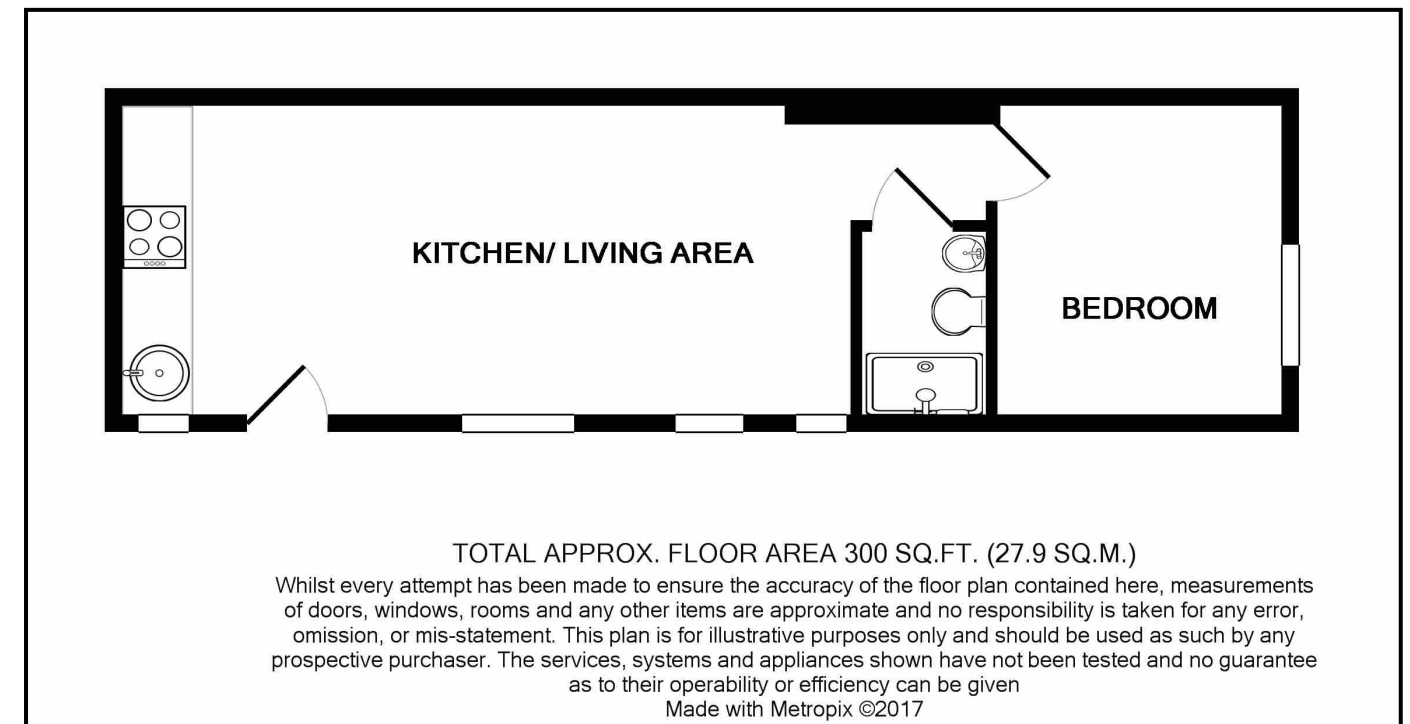
INNER HALL AREA: with door giving access into:

BEDROOM: 10'4" maximum x 8'5" (3.15m maximum x 2.57m), with window to the front aspect, ceiling light point, wall mounted electric heater, overhead storage cupboard over shower room.

SHOWER ROOM: fitted with low level W.C., wash hand basin with mixer tap over and cupboard space under, fully tiled shower cubicle, ceiling light point, extractor fan, heated towel rail, tiled walls.

AGENTS NOTE:

The property is provided with a 10 year CRL warranty.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale FREEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale.

SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: From our Office in Sidbury, proceed along London Road, where number the development can be found on the right hand side, as indicated by our For Sale board.