

Offices throughout Worcestershire & Mayfair, London



General view

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		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	74	78	(55-68) D	59	62
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Allan Morris

estate agents



College Street, Sidbury, Worcester.

A splendid opportunity to acquire a deceptively spacious two bedroom ground floor Apartment, situated within Worcester City centre.



PRICE: £ 119,950

NO ONWARD CHAIN

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
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Apartment 1, Sidbury House, College Street, Worcester. WR1 2LT

All measurements are approximate.

Accommodation in more detail comprises:

From the **Communal Area** part obscure glazed door provides access to:

LIVING ROOM: 17'9" x 10'10" (5.41m x 3.30m), initially onto tiled floor area, with ceiling and wall light points, window to front aspect, night storage heater, television aerial point, telephone point and archway through to:

KITCHEN AREA: 12'0" maximum x 4'8" (3.66m maximum x 1.42m), fitted with matching base and wall mounted units with tiled splash back, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, integral oven with hob over, extractor and lighting, integrated washer dryer, fridge, suspended ceiling light point, under lighting, night storage heater, tiled flooring, hatch to loft space.

INNER HALL AREA: with door to:

MASTER BEDROOM: 11'6" x 9'0" (3.50m x 2.74m), with ceiling and wall light point, wall mounted electric heater, useful cupboard space, telephone point, television aerial point and steps leading up to:

Mezzanine Dressing Room / Study Area: with ceiling light point, window to rear aspect.

BEDROOM 2: 12'9" maximum 12'2" minimum x 9'3" (3.89m maximum 3.71m minimum x 2.82m), with ceiling and wall light point, wall mounted electric heater, cupboard housing the hot water system, door to spacious wardrobe.

SHOWER ROOM: fitted with low level W.C., pedestal wash hand basin with mixer tap over and walk-in shower cubicle, recessed lights, wall mounted heater, extractor fan, shaver point.

OUTSIDE:

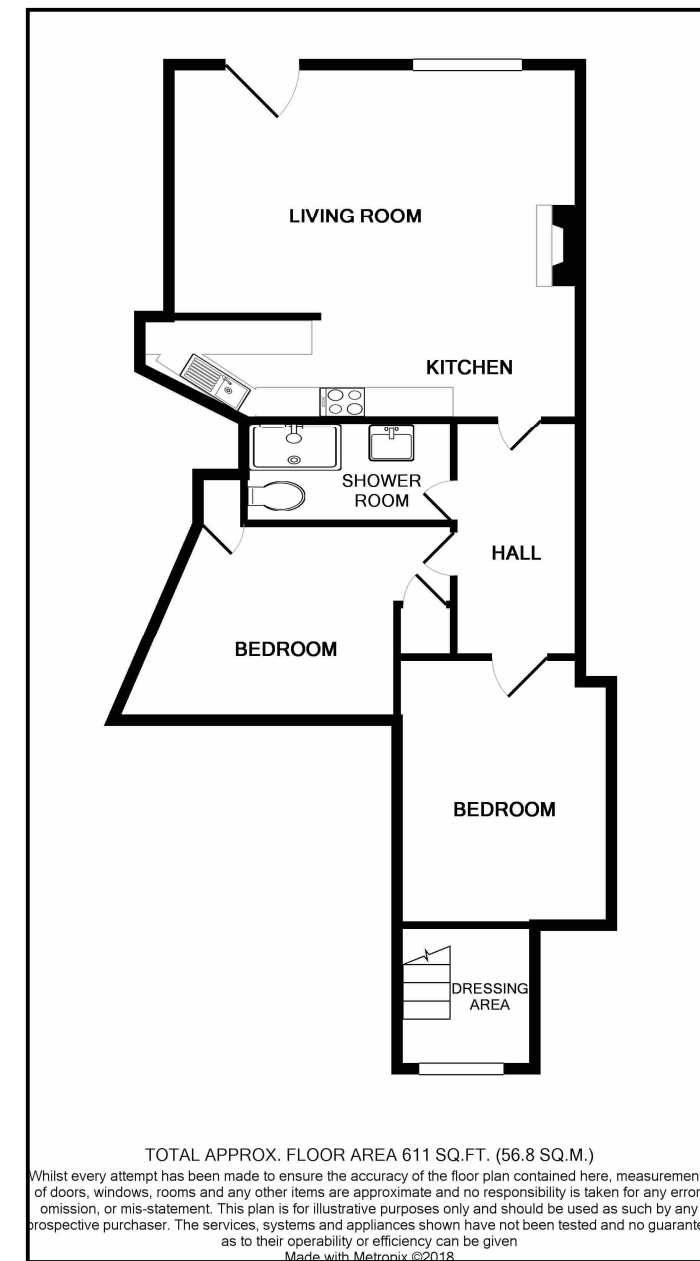
The property benefits from the use of communal courtyard area accessed via secure gating.

AGENTS NOTE:

There is parking available close by in the multi storey car park at a cost of £720.00 per year.

ROUTE TO THE PROPERTY:

From our office in Sidbury, continue walking along College Street, where the development can be found on the left hand side, after approximately 50 yards.



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 LEASEHOLD. **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.