



**Apartment 4, 16 Sansome Street
Worcester WR1 1UH**

Andrew Grant

Apartment 4, 16 Sansome Street

Worcester WR1 1UH

 1 Bedroom  1 Reception  1 Bathroom

Leasehold / 667 sq. ft.

An ideal option for first-time buyers or those considering a buy-to-let investment, this good-sized one-bedroom apartment is conveniently situated in Worcester City Centre, just a short stroll from the train station.

This apartment presents an ideal opportunity for first-time buyers or those looking for a buy-to-let investment. Upon entering the apartment, you are greeted by a welcoming hallway complete with an intercom system. The generously sized living room offers ample space and light, with floor-to-ceiling windows and French doors leading to the balcony. The fitted kitchen comes equipped with integrated appliances. A spacious L-shaped double bedroom and sizeable bathroom completes the accommodation. The building's communal entrance is secure, with both stairs and a lift providing access to the first floor. Additionally, the apartment boasts the added benefit of secure parking.

KEY FEATURES

- Fantastic City Centre apartment
- Ideal first-time purchase or buy-to-let
- Living/dining room with balcony
- Spacious double bedroom
- Secure parking
- 108 years remaining on the lease
- Service charge £1,700 per annum
- Ground rent £100 per annum





Situation

The apartment enjoys an ideal location in Worcester City Centre, surrounded by a diverse range of high street shops, restaurants and pubs. Residents can also explore picturesque walks along the banks of the River Severn nearby, just a short stroll away. Additionally, transportation is convenient, with Foregate Street railway station only a few minutes' walk away. There is also easy access to the M5 motorway via Junctions 6 and 7.

Description

The building is accessed via a secure entrance, with stairs and a lift leading to the first floor.

The hallway features an intercom system and doors leading to the accommodation.

Living Room

A generously sized living room awaits, flooded with natural light streaming through its floor-to-ceiling windows and French doors opening to the balcony.



Kitchen

The fitted kitchen boasts wall and base units, complemented by worktops incorporating a stainless-steel one and a half bowl sink with drainer and mixer tap. Integrated appliances include a fridge-freezer, washing machine, dishwasher, oven, hob, extractor hood and microwave.

Bedroom

This spacious L-shaped double room offers ample space, enhanced by a window.



Bathroom

Completing the accommodation is an excellent sized and well-equipped bathroom featuring a low-level WC, washbasin, panelled bath and separate shower cubicle. An airing cupboard houses the hot water tank, while a chrome towel radiator and tasteful tiling to the walls and flooring provide a stylish finish.

Outside

Additionally, this apartment offers the added benefit of secure parking.

Services

Mains electricity, water and drainage.

Council tax band - B.

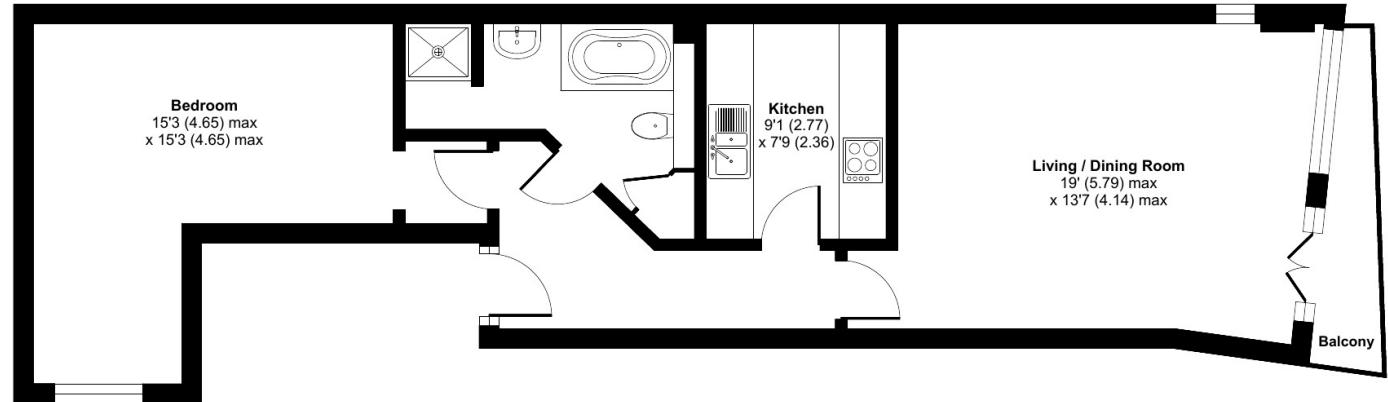




Sansome Street, Worcester, WR1

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Andrew Grant. REF: 1089516



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Andrew Grant
T: 01905 734 734
E: hello@andrewgrant.com

