



Flat 41, Albion Mill

Portland Street, Worcester, WR1 2NY

Andrew Grant



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 **1 Bedroom**  **1 Reception**  **1 Bathroom**

Leasehold / 627 sq. ft.

KEY FEATURES:

- No onward chain
- Worcester City Centre living
- Excellent investment opportunity
- Dual aspect reception kitchen
- Large double bedroom
- Jack and Jill bathroom
- Allocated parking
- 109 years remaining on the lease
- Service charge £1,600 per annum
- Ground rent £100 per annum

An extremely tidy apartment with elevated views over the canal and beyond, situated in the heart of the Diglis Basin, offering vibrant Worcester City Centre living.

This apartment presents an excellent investment opportunity, making it ideal for first-time buyers or those looking to downsize, being offered for sale with no onward chain. Boasting double glazing, underfloor heating that can be thermostatically controlled in every room, impeccable décor and high ceilings, the space exudes a delightful sense of brightness and airiness.

The open plan reception room and kitchen are wonderfully light and spacious, with dual aspects that enhance the overall appeal. The generously sized double bedroom is complemented by built-in wardrobes. The ensemble is completed by a well-appointed Jack and Jill bathroom.

Outside, the apartment offers the practicality of an allocated parking space within the resident's car park.



Situation

Albion Mill is a most convenient complex situated adjacent to the canal within a short walk from Worcester's bustling City Centre. Originally converted in 2007, it has proven to be a very popular residential area. Over recent years, Worcester's high street has benefitted from new coffee shops, eateries, pubs and restaurants. There are lovely riverside walks nearby adding to the charm of the area.

Description

Albion Mill welcomes you through a gated entrance, leading to the communal car parking area where you will find the allocated parking space for this apartment.

A secure intercom system grants access to the main building. Inside, you can either take the lift or climb the stairs to reach the second-floor landing. Apartment 41 is accessible from a small balcony area.

Upon entering the apartment, you are greeted by a welcoming hallway equipped with an intercom system and a spacious built-in cupboard containing a Megaflow pressurized cylinder, slatted shelving and plumbing for a washing machine.

The generous open plan reception kitchen has ample room for a dining table and a breakfast bar. The stylish fitted kitchen features wall and base units with worktops, incorporating a one and a half bowl sink with a drainer and mixer tap. Integrated appliances include a fridge-freezer, slimline dishwasher, Beko electric oven with hob and an extractor hood. Karndean black slate effect flooring adds a touch of elegance to the kitchen area. Windows in both the kitchen and living areas allow plenty of natural light in. The living area also boasts connection points for the communal TV aerial and satellite dish.









There is a spacious double bedroom offering a built-in double wardrobe, connection points for the communal TV aerial and satellite dish, a window and a convenient door providing access to the Jack and Jill bathroom.

The Jack and Jill bathroom can be accessed either from the hallway or the bedroom. It features a white suite comprising a low-level WC, washbasin and a panelled bath with a shower over. The room is adorned with recently fitted Karndean black slate effect flooring and is complemented by a towel radiator, recessed shelving and a vanity wall cupboard.





Outside

Apartment 41 includes an allocated parking space within the car park, providing convenient parking for residents. Additionally, there are lockable bin stores and a cycle store.

Services

Mains electricity, water and drainage. Broadband is available at this property.

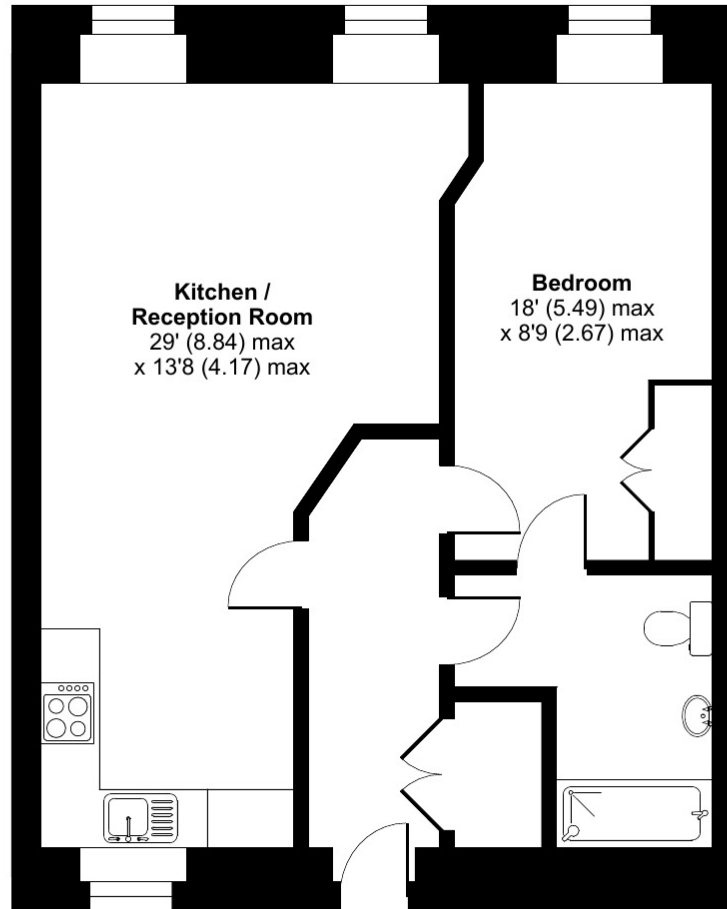
Council tax band - B.



Portland Street, Worcester, WR1

Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1052903



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	92 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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