



Flat 4, Crown Green Court
St. Marys Street, Worcester WR1 1HA

Andrew Grant

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Leasehold / 612 sq. ft.

A modern apartment situated in Worcester City Centre, with excellent proximity to the train station.

This lovely apartment offers both comfort and convenience in Worcester City Centre. The building provides secure gated access to a rear parking area, with allocated parking found within the courtyard. Inside, there is a welcoming communal entrance with an intercom system for peace of mind. The apartment itself has a spacious hallway, complete with storage facilities. The generously sized open-plan living room/kitchen area boasts a bay window, flooding the space with natural light. The kitchen features sleek, modern units and appliances. Two double bedrooms offer French windows opening to charming Juliet balconies and built-in wardrobes for ample storage. A well-appointed bathroom serves both bedrooms.

KEY FEATURES

- Modern apartment
- Open plan living room/kitchen
- Two double bedrooms
- Secure remote controlled gated access
- Allocated parking for one car
- 98 years remaining on the lease
- £2,008.82 annual service charge
- £75.00 annual ground rent





Situation

Nestled in the heart of Worcester City Centre, this modern apartment offers unparalleled convenience and urban living. Situated just a stone's throw away from the bustling streets, residents enjoy easy access to an array of amenities, including trendy cafes, boutique shops and vibrant cultural attractions.

The nearby train station provides seamless connectivity to surrounding areas, making commuting a breeze for professionals and adventurers alike.

Whether strolling along the scenic riverside or immersing oneself in the city's rich history, this prime location offers the perfect blend of comfort and excitement for all lifestyles.

Description

The building offers gated access to the rear parking area complete with an intercom system and remote control. Additionally, allocated parking for this apartment is conveniently located within the gated courtyard.

A communal entrance equipped with an intercom system welcomes you into the communal hallway featuring a staircase ascending to the second floor.

Step inside, where you are greeted by a spacious and inviting hallway, including a storage cupboard and an airing cupboard where the hot water cylinder is housed. From this central point, doors branch out to access various rooms.

A generously sized open-plan living room/kitchen boasts a bay window at the front, flooding the living area with ample natural light. The kitchen area features sleek wall and base units with a modern high-gloss finish, complemented by contrasting work surfaces. Equipped with an oven, a hob, an extractor fan, a washing machine and a one-and-a-half bowl sink featuring a mixer tap, the kitchen is both functional and stylish. Additionally, a window illuminates the kitchen area.





Bedroom one offers French windows that open up to a charming Juliet balcony, adding an elegant touch to the room. Complete with built-in wardrobes, this double bedroom provides ample storage space while maintaining its aesthetic appeal.

The second bedroom, also a double, features French windows that open onto a delightful Juliet balcony. Like the first bedroom, this one also boasts built-in wardrobes, offering practical storage solutions while maximising space and style.

Serving the bedrooms is a well-appointed bathroom, complete with a panelled bath featuring a shower, a washbasin and a low-level WC. Tiling graces both the walls and flooring.

Outside

This apartment includes an allocated parking space within the secure courtyard. Access to the parking area is facilitated by a gated entrance equipped with an intercom system and remote control.

Services

Mains electricity, water and drainage.

Council tax band - C.

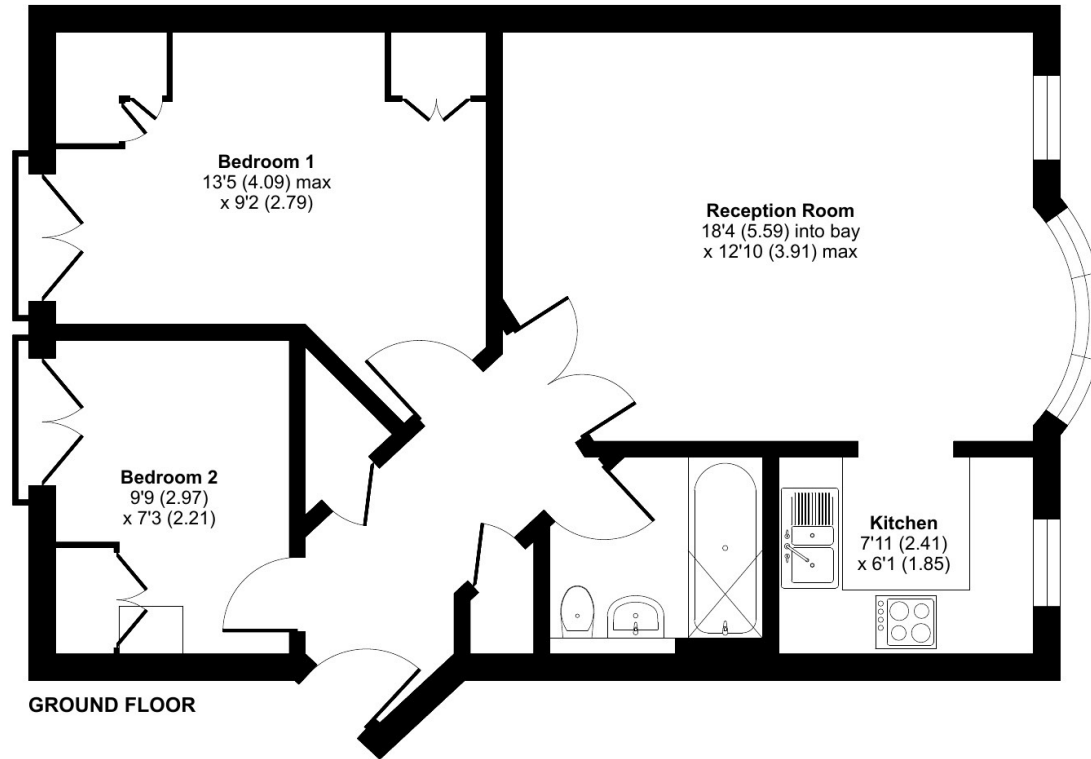




St. Marys Street, Worcester, WR1

Approximate Area = 612 sq ft / 56.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Andrew Grant. REF: 1119032



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