



Flat 7, Parian House

Worcester, WR1 2BQ

Andrew Grant

Flat 7, Parian House

Princes Drive, Worcester, WR1 2BQ

2 Bedrooms 2 Bathrooms 1 Reception Room

Converted from a former Royal Porcelain factory and situated between Worcester Cathedral and Diglis Basin, this spacious flat offers an attractive blend of contemporary and traditional.

- Situated in the heart of Worcester, this stylish apartment is in walking distance of a broad range of amenities.
- Benefiting from two good sized bedrooms and two bathrooms, one of which an ensuite.
- Enjoy an open plan kitchen and living space, ideal for socialising and hosting guests.
- High ceilings and beautiful sash windows add depth, character and an abundance of natural light to this contemporary home.
- An entrance hall with an intercom system and storage space enhances functionality and security.
- Allocated off road parking ensures convenience.

752 sq ft (69.9 sq m)





The kitchen

Bright and spacious, the kitchen area is complete with white gloss cabinets and contrasting grey counter tops. Integrated appliances including an oven, microwave, hob extractor, fridge freezer and dishwasher, enhancing the functionality of the space .



The living area

Adjoining the kitchen, the spacious open plan living area features high ceilings and five large double glazed sash windows located on two aspects, flood the space with natural light. One aspect overlooks the tree lined Canalside courtyard, the other offers a glimpse across the City.





The primary bedroom

The primary bedroom benefits from built-in wardrobes with sliding doors, a large double glazed sash window and an ensuite shower room for added privacy.

The ensuite features a large walk-in shower, WC, wall mounted basin, heated towel rail and a mirrored wall cabinet for storage.





The second bedroom

Bedroom two is a good sized single bedroom and is also complete with a large sash window to ensure the space is bright and inviting.



The bathroom

The well appointed bathroom features a panelled bath with overhead shower, WC, basin and a chrome heated towel rail. It is stylishly finished with tiling on the floor and part tiling to the walls.

Location

The surrounding area offers a variety of amenities that cater to everyday needs and lifestyle preferences. Residents have easy access to local shops, supermarkets and cafes, along with several schools and healthcare facilities. The nearby city centre of Worcester offers a wider range of shopping, dining, and entertainment options, including cultural attractions like museums and historic sites.

Parian House benefits from excellent transport links, making it convenient for commuting and travel. Worcester has two main railway stations, Worcester Foregate Street and Worcester Shrub Hill, providing regular services to Birmingham, London and other major cities. The area is also well-connected by road, with the M5 motorway offering easy access to the wider region. Additionally, local bus services provide reliable connections to surrounding areas.

Agent's note

- 124 years remaining on the lease.
- Service charge of approximately £1939 per annum.
- Ground rent of £150 per annum.

Services

This property benefits from mains electricity, water and drainage.

Council Tax

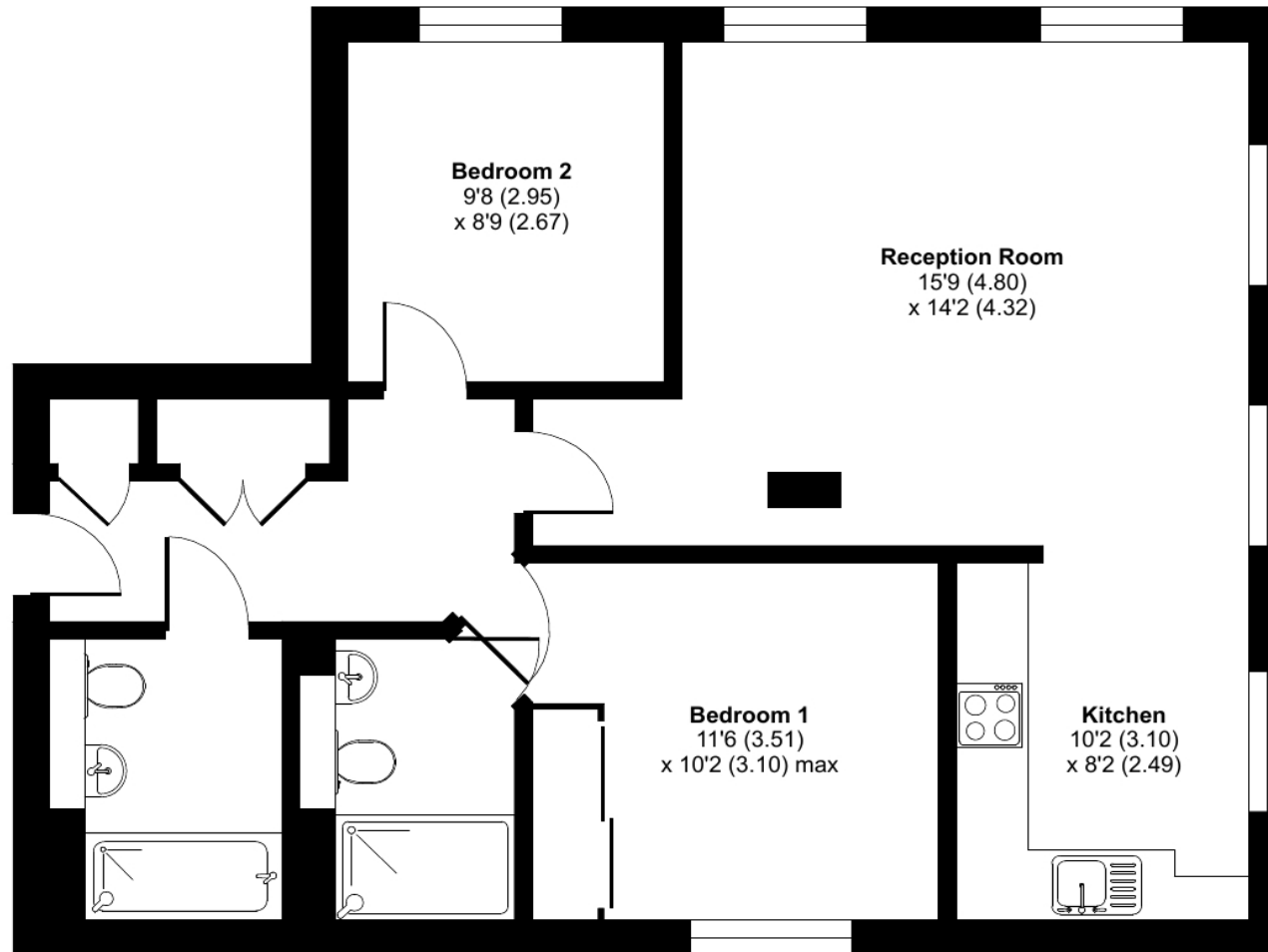
The Council Tax banding for this property is **Band C**



Parian House, Princes Drive, Worcester, WR1

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		



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