



Apartments 1-6, investment opportunity
Mariners, Sailors Bank, WR2 6QT

Andrew Grant

Apartments 1-6

Mariners, Sailors Bank, WR2 6QT

An exciting investment opportunity for landlords to acquire six well-maintained apartments in the sought-after area of Lower Broadheath.

- Variety of apartment types spread across two buildings, including 3 two-bedroom and 3 one-bedroom apartments, offering flexibility for tenant needs and rental strategies.
- Immediate rental opportunity with ready-to-let apartments, ideal for multi-let landlords.
- Over £50,000 of potential annual rental income when fully tenanted with the potential for long-term capital growth.
- The two buildings and apartments are in good condition, reducing the need for significant initial investment in refurbishments.
- The apartments range from approximately 500 sq ft to 900 sq ft, providing generous living spaces that appeal to a broad tenant base.
- Situated in Lower Broad Heath, Worcester, a prime location with excellent transport links.

This rare investment opportunity offers six well-maintained flats in the desirable village of Lower Broadheath. Perfect for multi-let landlords, this property comes with sitting tenants across all units, providing immediate rental income. With its high-demand location near Worcester City and excellent access to major transport routes, this property is ideal for investors seeking a stable and profitable addition to their portfolio.





Apartment one

The entrance of this apartment opens into a welcoming hallway, featuring neutral décor that extends throughout the property. It includes a spacious open-plan kitchen/reception room, with grey carpeting in the reception area and grey laminate flooring in the kitchen area. The kitchen is well-equipped with wall and base units, a cooker hood, a sink with a drainer, and space under the counter for appliances, all illuminated by a window that brings in natural light. The double bedroom is well-proportioned, featuring both a window and a door that opens to the outside. Additionally, the shower room is fitted with a window, a low-level WC, a washbasin, and a shower cubicle.



Apartment two

Upon entering the apartment, you are greeted by a tiled entrance hallway, which includes space for utility appliances and leads to the main door opening into a welcoming inner hallway. The apartment is tastefully decorated throughout and features a spacious reception room with a window, alongside a separate kitchen equipped with base units, a sink with a drainer, and space for freestanding appliances, as well as a Velux window. The large double bedroom is well-lit by natural light from its window. Completing the layout is a bathroom fitted with a low-level WC, washbasin, bath with an overhead shower, white tiling to the splashbacks, and a window, ensuring ample light and ventilation.



Apartment three

This spacious top-floor apartment, presented with neutral décor, opens into a bright kitchen/dining room illuminated by a Velux window. The modern kitchen features base units, ample worktop space, an integrated cooker, hob, extractor hood, a sink with a drainer, metro-style splashback tiles, space for an appliance, and charming ceiling beams. The well-proportioned living room includes a window and a fireplace. The main double bedroom, accessed via the bathroom, features a window, while the second bedroom is a single with its own window. The spacious bathroom offers a low-level WC, washbasin, bath with shower, white tiled splashbacks, and a window. From the bathroom, there is access to a utility room with a worktop, appliance space, and another Velux window.



Apartment four

The largest apartment available, this property features an entrance hallway leading to a welcoming inner hallway that connects to the dining room, utility room, and principal bedroom. The spacious dining room, with a window, offers ample space for entertaining and connects to the living room, which includes a built-in cupboard, access to the kitchen, and a door to the rear lobby. The well-equipped kitchen features base units, a sink with a drainer, and a window. The principal bedroom is a spacious double with a window, while the second bedroom, accessed from the dining room, enjoys dual-aspect windows. The generous bathroom includes a low-level WC, washbasin, and a bath with shower, complemented by two windows. The utility area provides appliance space and drying facilities.



Apartment five

This well-presented ground-floor flat features a welcoming hallway leading to a spacious reception room with a window and a door to the rear, providing access to the second bedroom. Bedroom one, accessed from the hallway, is a comfortable double with a window. The generously sized second bedroom benefits from a charming dual aspect. The kitchen is well-equipped with wall and base units, an integrated oven, hob, extractor, a sink with a drainer, tiled splashbacks, space for an appliance, and a window. The shower room includes a low-level WC, washbasin, shower cubicle, built-in storage, and a window.



Apartment six

This apartment features a central hallway providing access to all rooms. The spacious reception room is bright and airy, with a traditional window and a skylight. The kitchen benefits from abundant natural light through a window and skylight, and is equipped with wall and base units, an integrated oven, hob, extractor, a sink with a drainer, space for an appliance, and room for dining, complemented by tiled splashbacks. The double bedroom is filled with natural light from dual aspect windows and a skylight. The shower room includes a low-level WC, washbasin, shower cubicle, tiled splashbacks, and a window, completing the apartment.



Gardens

Both buildings offer generous off-road parking at the front and side, ensuring convenience for residents. The gardens are peaceful, low-maintenance spaces, thoughtfully paved for easy upkeep and perfectly suited for alfresco dining or relaxing outdoors.

Location

Lower Broadheath is a sought-after village that beautifully balances rural charm with modern convenience. The village offers a range of amenities, including a well-stocked shop, a post office, a primary school, and inviting pubs. Surrounded by picturesque countryside, it is ideal for walking, cycling, and enjoying outdoor pursuits. Worcester city centre is just a ten-minute drive away, offering an array of shops, restaurants, and cultural attractions. Excellent transport links include the M5 motorway and Worcester's railway stations, providing easy access to Birmingham, Cheltenham, and beyond, making Lower Broadheath an appealing location for a wide variety of buyers.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

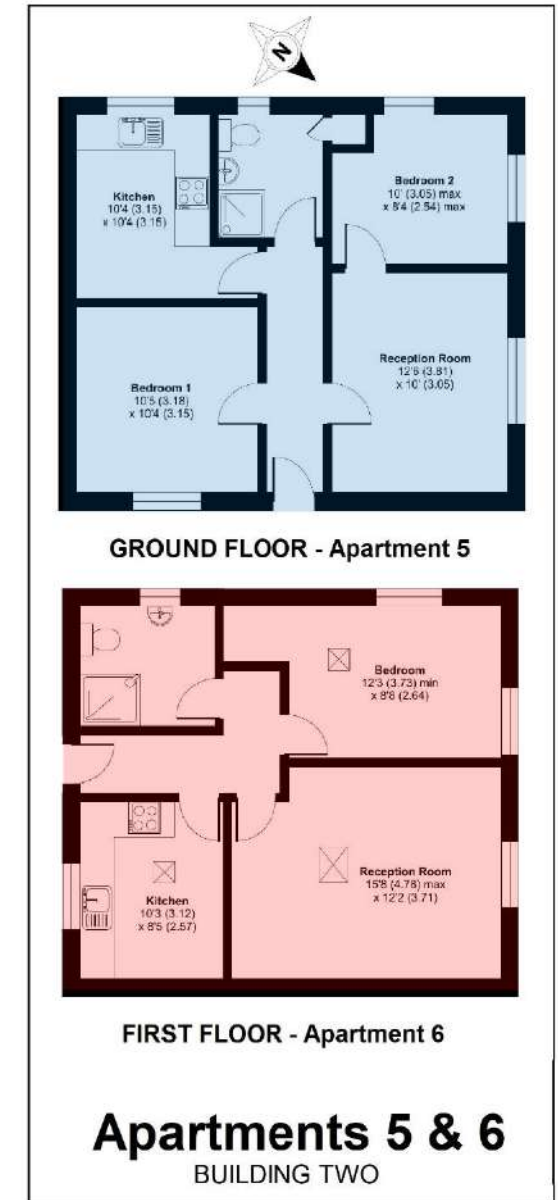
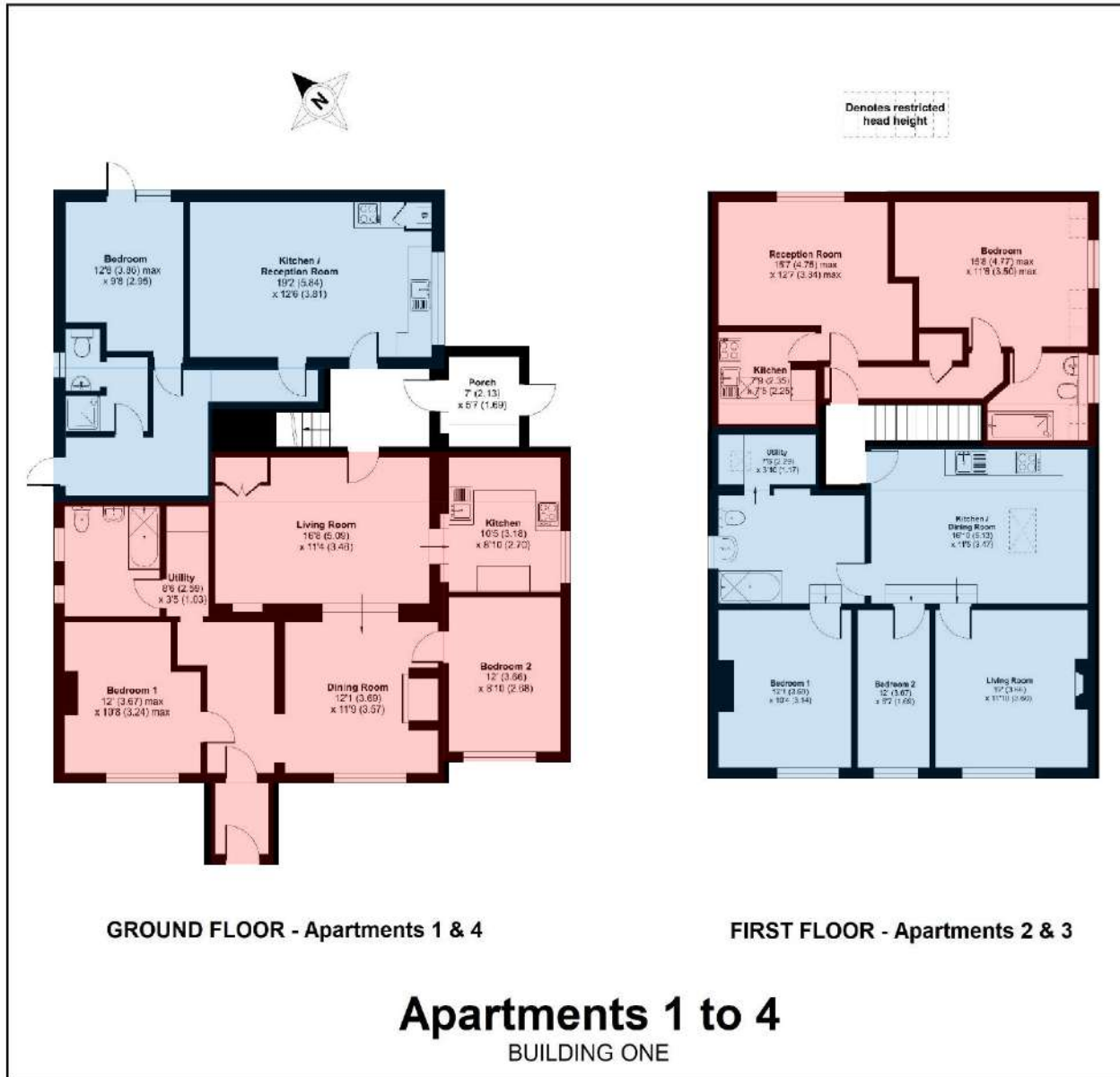
The Council Tax banding for all six apartments is **A**



Apartments 1 - 6 Mariners, Sailors Bank, Lower Broadheath

Total Area = 3767 sq ft / 349.8 sq m

For identification only - Not to scale



DISCLAIMER: 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 734734 E. hello@andrewgrant.com

andrewgrant.com