



5 Lansdowne Rise

Worcester, WR3 8LN

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well-maintained first-floor apartment with two bedrooms, spacious living area and large residents car park in a well-kept Worcester development.

- Two-bedroom first-floor apartment with a spacious layout and practical storage.
- Bright and airy interiors, large windows and views of the green surroundings.
- Substantial resident car park with plentiful parking and easy access.
- Situated in Lansdowne Rise, a popular and established residential location in Worcester.

This two-bedroom apartment occupies a desirable first-floor position within a purpose-built development in Worcester. The home features two well-proportioned bedrooms, one currently used as a study, plus a bright living and dining area, a well-planned kitchen and a modern shower room. A large storage cupboard is also located off the hallway, offering practical storage solutions. Set within attractive grounds, the development provides an extensive car park with ample spaces for residents and visitors alike. With leafy views from multiple rooms and easy access to local amenities and transport links, this apartment offers an ideal lifestyle for professionals or first-time buyers.

659 sq ft (61.2 sq m)





The kitchen

This modern kitchen offers a practical and efficient layout with wall and base cabinetry to both sides, providing ample storage. The black tiled splashbacks complement the dark worktops and white units, creating a clean, classic look. Integrated appliances include a gas hob and electric oven, with space for white goods. A window to the rear adds natural light and ventilation.





The living and dining area

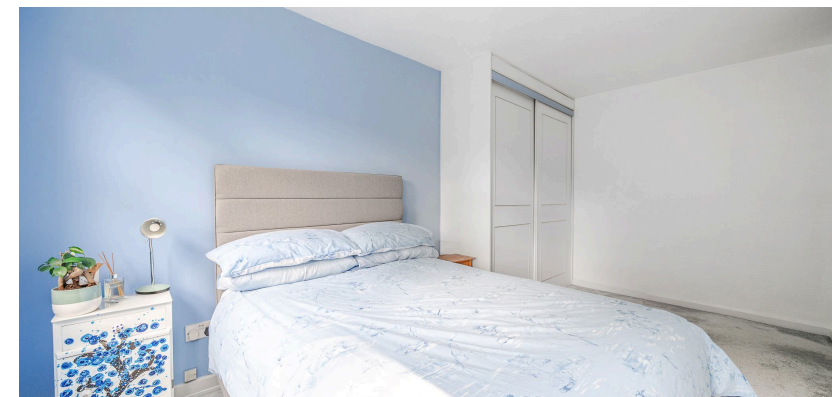
The main reception space is bright and welcoming, enhanced by a large window. There is ample room for both a seating area and dining furniture, making it a versatile space for relaxation or entertaining. The feature fireplace and timber-style flooring add character and warmth.





The primary bedroom

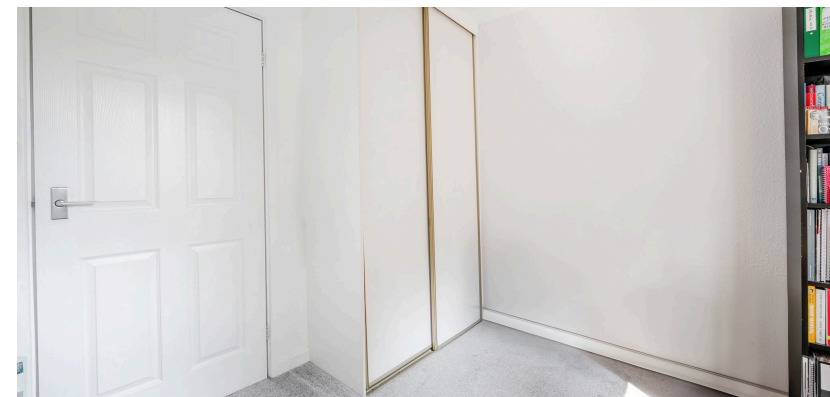
The primary bedroom is a large double with twin windows facing the rear and enjoying tree-lined views. A full-width fitted wardrobe with sliding doors provides extensive storage. The layout accommodates a double bed and additional furniture with ease.





The second bedroom

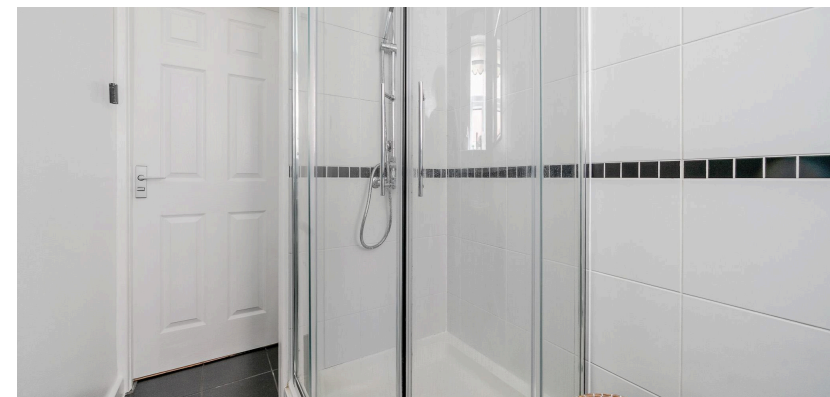
Currently used as a home office and reading room, the second bedroom is a good-sized room. It includes a fitted wardrobe and a window to the rear, again enjoying pleasant green views. This flexible space could serve well as a guest room, office or nursery.





The shower room

The shower room is fitted with a modern white suite comprising a wall-hung basin, WC and a corner shower with curved glazed doors. Contemporary tiling in neutral tones completes the room, which is finished with a window for ventilation.



Location

Lansdowne Rise is a popular development set in a peaceful corner of Worcester. Positioned just north of the city centre, the area is well-served by local shops, regular bus routes and nearby schools. Commuters benefit from easy access to the A38 and M5, while Worcester Foregate Street station offers direct rail links to Birmingham and London.

The city centre is a short drive or bus journey away, offering a wide range of amenities, leisure facilities, restaurants and cultural attractions including the cathedral, riverside walks and the historic High Street. The nearby Gheluvelt Park provides green open space for walking and recreation, with riverside paths leading toward Pitchcroft and Worcester Racecourse.

This location combines everyday convenience with a peaceful, leafy setting—an excellent opportunity for buyers seeking a well-connected yet private place to call home.

Services

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

Council Tax

The Council Tax for this property is Band A

Lease Information

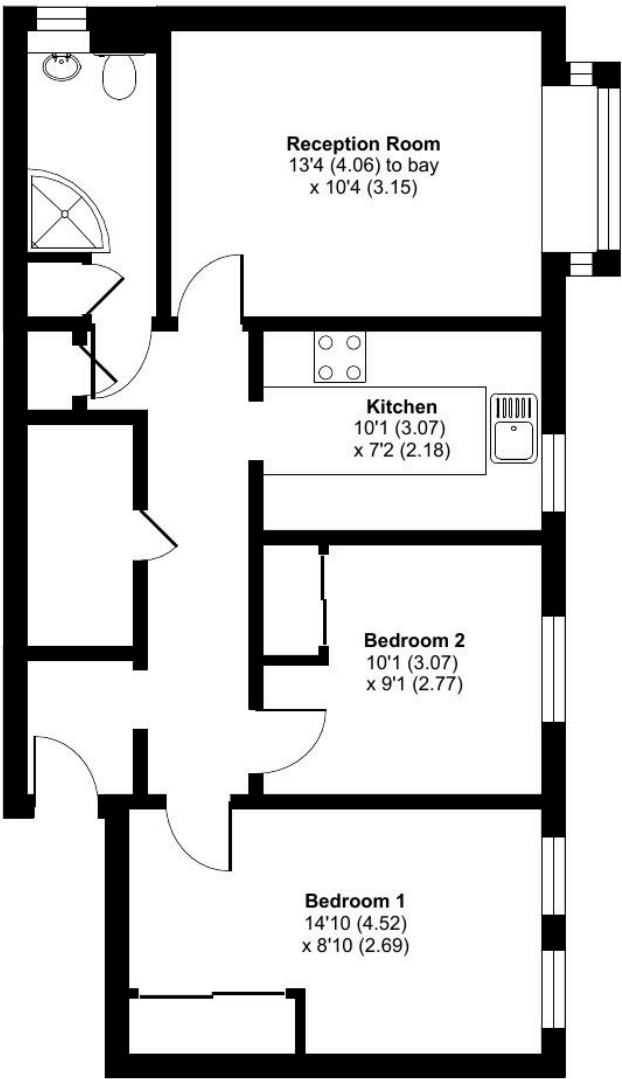
The apartment has 86 years remaining on the lease, offering peace of mind for future ownership. The ground rent is a nominal £10 per year, while the annual service charge is £979.12.



Lansdowne Rise, Worcester, WR3

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.
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