



## Apartment 15 Victoria Institute

Worcester, WR1 1DF

Andrew Grant



# Apartment 15 Victoria Institute

Sansome Walk, Worcester, WR1 1DF

**2 Bedrooms    2 Bathrooms    1 Reception Room**

A unique apartment within the highly desirable Grade II listed Victoria Institute offering character, secure parking and spacious modern living in the heart of the city.

- Stunning two bedroom apartment set within the Grade II listed Victoria Institute, once a museum and art gallery.
- Impressive double height living area showcasing original windows and beautiful period architecture throughout.
- Spacious mezzanine bedroom with a stylish en suite bathroom and plenty of room for relaxation and storage.
- Secure underground parking space included offering safety and convenience for your vehicle.
- Ideally located within easy walking distance to the city centre's shops, restaurants, green spaces and transport links.
- Rare opportunity to buy within a highly coveted building.

1047 sq ft (97.2 sq m)







## The hallway

Step through the front door into a welcoming hallway with elegant black and white tiled flooring and stylish details that set the tone for this remarkable home. The spiral staircase makes an immediate impression and leads up to the mezzanine level. There's generous storage space and multiple doors leading off to the shower room, second bedroom and the bright open plan living space beyond.







## The living room

The striking living room is flooded with natural light from tall original windows, showcasing the building's character and charm. High ceilings and feature lighting add to the sense of space, while there's plenty of room for relaxing or entertaining. This is a space that effortlessly combines modern comfort with period features in a unique city setting.







## The kitchen

The modern kitchen is thoughtfully designed with sleek cabinetry, integrated appliances and warm wooden worktops. A clever layout maximises both storage and functionality while maintaining an inviting atmosphere for cooking or entertaining. The breakfast bar offers casual dining space and seamlessly connects the kitchen with the main living area, making it perfect for hosting family and friends.







## The principal bedroom

Upstairs, the mezzanine bedroom is a stylish sanctuary, privately positioned yet overlooking the main living area from a glass balustrade. There's ample space for a king size bed, built-in wardrobes and a dressing area, all complemented by neutral décor and thoughtful lighting. A perfect retreat after a busy day, with easy access to the en suite bathroom.







## The en suite

The en suite bathroom has a contemporary finish with attractive blue subway tiling, a large walk-in shower and a luxurious separate bath. A modern vanity unit and tasteful fixtures complete this inviting space, making it an ideal spot to unwind and relax.





## Bedroom two

The second bedroom on the lower floor is generous in size with tall windows letting in lots of natural light. There's space for a king size bed and additional furniture, making it perfect for guests, family or a home office if required.





## The shower room

The main shower room is smart and well appointed with fresh tiling, an enclosed shower, modern sanitary ware and good lighting. On the ground floor, perfect for everyday use and convenient for visitors, this bathroom adds to the practical layout of the apartment.



## Location

The Victoria Institute is perfectly positioned on Sansome Walk in the heart of Worcester's vibrant city centre. This sought after location places you within easy reach of excellent local amenities including independent shops, cafés and restaurants.

For commuters, Worcester Foregate Street station is just a short walk away providing direct rail links to Birmingham and London. The surrounding area offers an abundance of green spaces, riverside walks and cultural attractions including the cathedral and museums. Residents benefit from convenient access to road networks including the M5 motorway for onward travel.

With secure underground parking and everything Worcester has to offer right on your doorstep, this exceptional apartment combines city living with a touch of history and style.

## Services

This property benefits from mains gas, electricity, water and broadband.

This is a leasehold property with 126 years remaining on the lease. It has an annual service charge of £2640, maintenance fee of £100 and ground rent of £250.

## Council Tax

This property is council tax **band C**

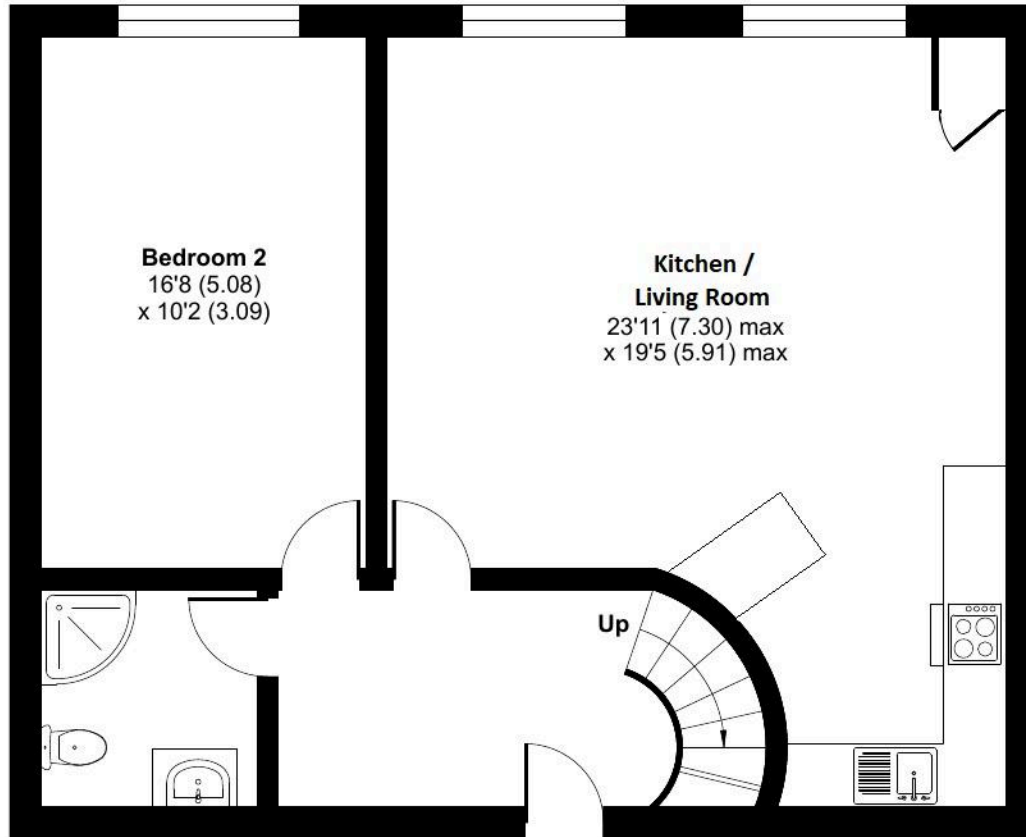




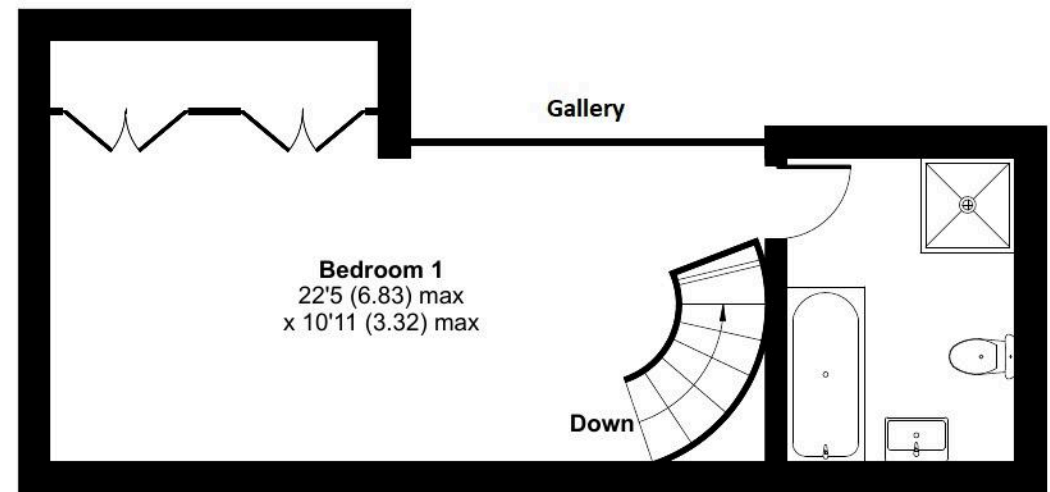
# Victoria Institute, Sansome Walk, Worcester, WR1

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)