



77 Magdala Court

Worcester, WR1 3PB

Andrew Grant

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The Butts, Worcester, WR1 3PB

2 Bedrooms 1 Bathroom 1 Reception Room

Spacious and well-presented two-bedroom apartment with private balcony, allocated parking and excellent central location, ideal for first-time buyers or investors seeking convenience and value.

- A bright and well-proportioned two-bedroom apartment with private entrance hall.
- Generously sized living room with French doors opening to private balcony.
- Modern fitted kitchen with integrated appliances and efficient use of space.
- Private balcony providing valuable outdoor seating and leafy outlook.
- Covered carport and allocated parking spaces for two cars and a lockable store room within secure development.
- Superb city centre location within walking distance of amenities and transport links.

There are 104 years remaining on the lease and there is an annual maintenance charge (including ground rent) of £1,753.

658 sq ft (61.1 sq m)





The hallway

The property opens into a welcoming hallway that offers a clear sense of flow and privacy. With wood-effect flooring underfoot and neutral tones throughout, the space benefits from a built-in intercom entry system. Doors lead off to the kitchen, living room, bathroom and bedrooms, ensuring easy access to all areas of the home. The hallway also includes useful storage solutions, ideal for coats, shoes or household essentials.



The living room

This spacious living room offers ample room for seating and dining, flooded with natural light from a window and French doors. The doors open directly onto a private balcony, offering a pleasant outdoor extension to the living space. The wood-effect flooring adds continuity from the hallway and enhances the sense of openness.





The kitchen

The kitchen has been designed to maximise space and function. Fitted with a range of base and wall units, it features integrated appliances including an oven, hob, extractor fan, washing machine and fridge freezer. Tiled splashbacks, under-cabinet lighting and a stainless steel sink with drainer complete the arrangement. Compact yet practical, this kitchen is well-equipped for everyday use and entertaining alike.



The bedrooms

The main bedroom is generously proportioned and benefits from two large windows, allowing plenty of light to fill the room. It includes built-in double wardrobes with panelled doors, providing extensive storage without compromising space. The secondary bedroom benefits from a large window and ample space for a double bed and additional furniture.





The bathroom

The bathroom is well-appointed with a clean white suite comprising a panelled bath with shower and glass screen, pedestal wash basin and low-level WC. Tiling to the walls with a decorative border adds a touch of contrast, while the large wall mirror enhances light and space. Recessed ceiling lights and a practical wood-effect floor finish the room. This is a functional and tidy space, suitable for daily use.



The balcony

Accessed via French doors from the living room, the balcony provides a welcome outdoor space ideal for relaxing or enjoying morning coffee. The space is finished with decked flooring and bordered by decorative wrought iron railings for safety and style. Large enough to accommodate a bistro set or planters, the balcony brings valuable outdoor living to this city-centre apartment, enhancing the appeal of the property.



The parking & carport

The property includes two private allocated parking spaces situated beneath a carport offering shelter and convenience giving year-round protection from the elements. Located within a gated development, this area benefits from paved surfaces and attractive landscaping, and allows easy access via the electric remote-control gates. At the rear of the carport, there is also a very handy lockable store room, perfect for bikes and outdoor gear.

Location

Located in the heart of Worcester, Magdala Court places you within immediate reach of the city's best amenities, transport links and riverside walks. Positioned just off The Tything, this central location offers easy access to Worcester Foregate Street railway station and the bus station, which are five and two minutes away on foot, providing direct connections to Birmingham, Hereford and London.

The historic city centre, with its wealth of shops, cafés, restaurants and independent retailers, is just a short stroll away. Worcester's celebrated cathedral, riverside and green spaces offer opportunities to enjoy scenic walks, while the nearby Racecourse and Cricket Ground provide leisure and sporting entertainment throughout the year.

The property is also ideally located for road links, with the A38 and A449 nearby and the M5 motorway just a short drive away for access to the wider Midlands and South West. Residents benefit from proximity to healthcare centres, gyms, supermarkets and cultural attractions such as The Hive library and the Swan Theatre.

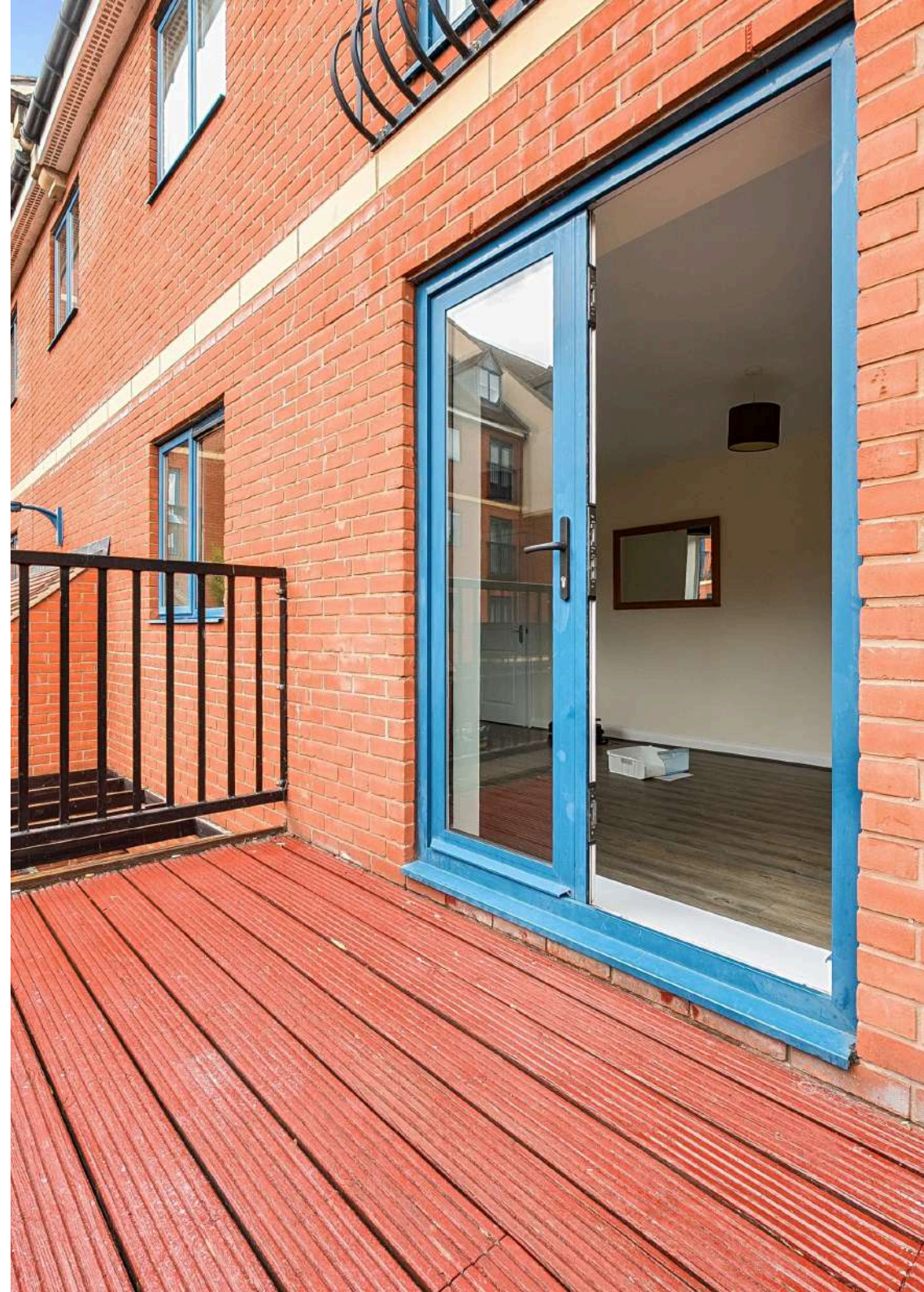
This is an ideal location for professionals, first-time buyers or investors seeking a strong rental market, with the University of Worcester and business districts all within easy reach. Combining the benefits of central living with the peaceful setting of a well-maintained residential development, WR1 3PB delivers on convenience, connection and character.

Services

This property benefits from mains sewage, electricity and water.

Council Tax

This property is council tax **band B**





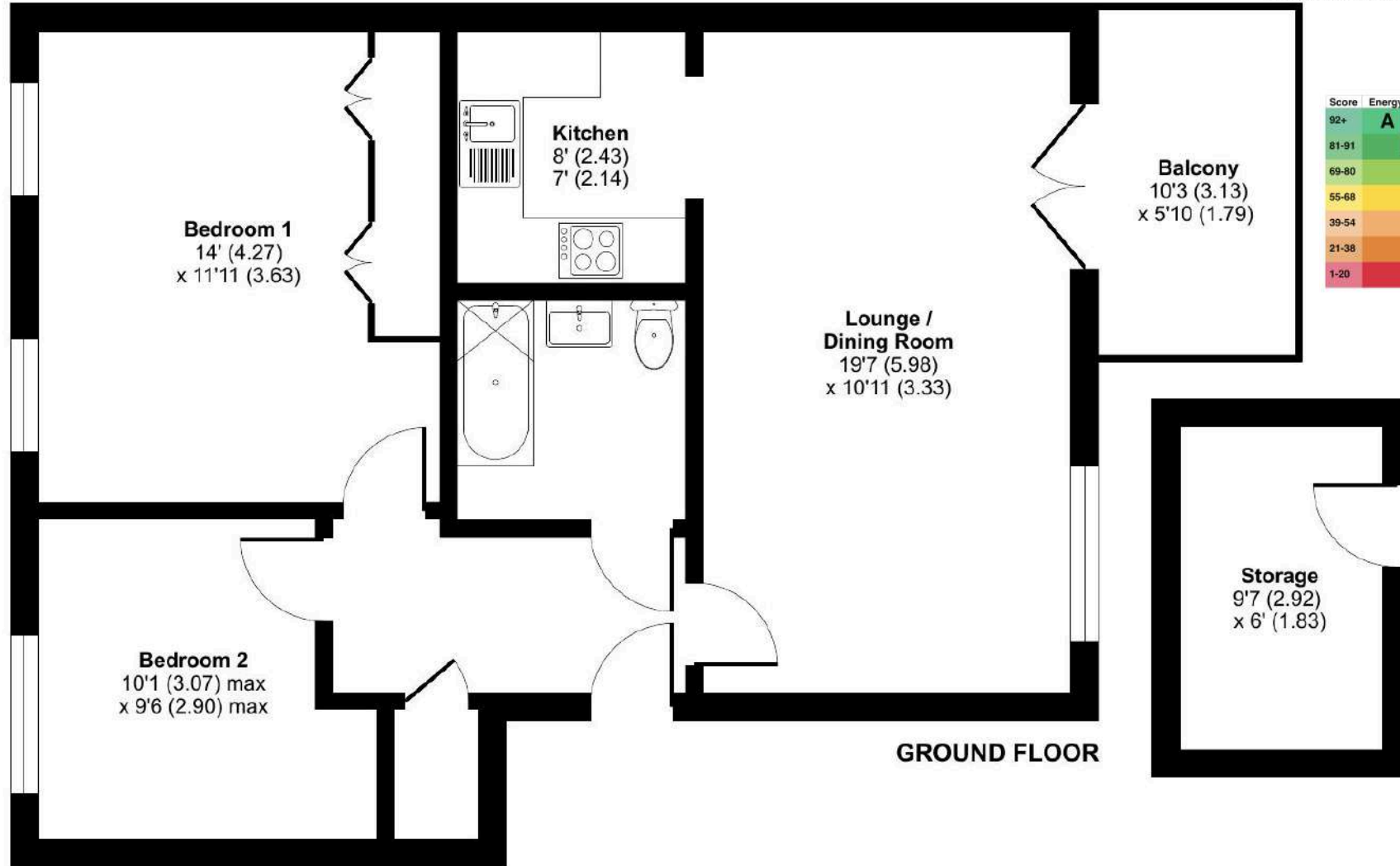
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Approximate Area = 658 sq ft / 61.1 sq m

Storage = 58 sq ft / 5.3 sq m

Total = 716 sq ft / 66.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,

International Standard, Approved Measurement Standards (IPMS) Residential, 2018



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