



## St. Stephens Court

Worcester, WR3 7LG

Andrew Grant



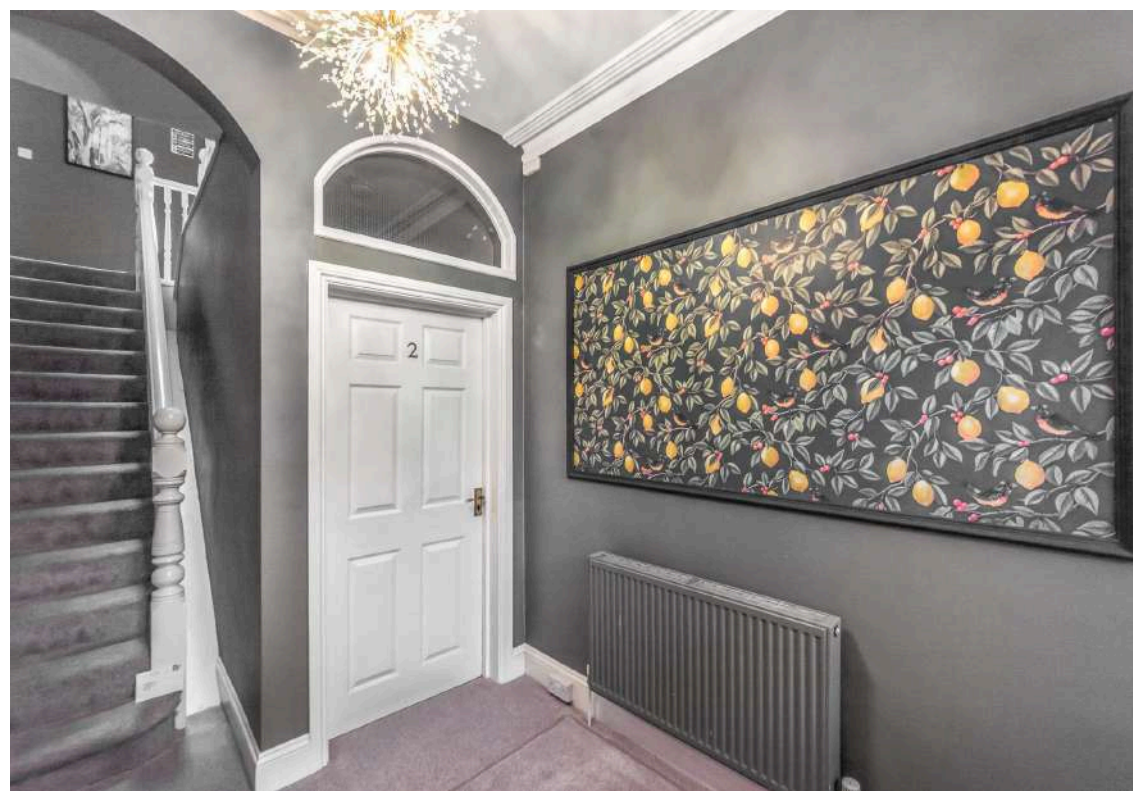
# St. Stephens Court

17 Droitwich Road, Worcester, WR3 7LG

Prominent freehold residential investment offering immediate income, defined reversionary uplift and future growth potential, including parking and management control, set within a landmark Worcester building.

- Substantial freehold residential investment within a prominent period building.
- Strong existing income with reversionary potential through rental uplift and asset management.
- Further upside through short term and serviced accommodation opportunities subject to consent.
- Majority ownership of the on site car park included within the freehold.
- Well positioned on Droitwich Road, Worcester, close to the city centre and transport links.

St Stephens Court comprises a substantial and visually prominent freehold residential investment, arranged as seven self-contained luxury apartments over four floors, two of which have been sold off on a long leasehold basis. The property benefits from high ceilings and well-preserved period features throughout, enhancing its architectural presence and long-term appeal. The freehold includes the main building, gardens, the majority of the car park (with allocated spaces) and an established management company. The management company administers maintenance charges of £100 per month from each of Flats 4 and 6, which are held on 125-year leases from 2004, and these flats also pay a ground rent of £100 per annum each. The property currently produces approximately £46,460 per annum, with reversionary potential to around £53,000+ per annum through rental alignment and near-term reletting. Additional upside exists through alternative income strategies, subject to the necessary consents, creating a well-balanced opportunity combining income security, asset control and long-term growth potential.







## Flat 1

A substantial two bedroom ground floor apartment arranged around a single reception space with a separate kitchen and bathroom, offering a clear and practical layout that supports consistent letting demand. The flat is currently producing £1,015 per calendar month and is identified as having strong short term and serviced accommodation potential, with estimated income in the region of £2,000 to £3,000 per calendar month subject to the necessary consents.

**638 sq ft (59.3 sq m)**









## Flat 2

A two bedroom ground floor apartment arranged with a practical layout including a defined living area, kitchen and two bathrooms, suited to stable long term residential letting. The flat is currently producing £700 per calendar month against an anticipated market rent of approximately £975 per calendar month, presenting a clear and material reversionary opportunity. Its size, configuration and ground floor position support broad tenant appeal, offering immediate scope to enhance income through rental realignment within the wider investment.

790 sq ft (73.4 sq m)





## Flat 3

A well laid out two bedroom first floor apartment offering a defined living area, separate kitchen and bathroom, with accommodation arranged to suit long term residential letting. The flat is currently let at a discounted rent, producing £850 per calendar month, against a market rent of approximately £950 per calendar month, presenting a clear and immediate reversionary opportunity. Its position within the building and balanced internal arrangement make it a stable income asset with scope for uplift through rental alignment.

**465 sq ft (43.2 sq m)**



## Flat 5

A one bedroom top floor apartment arranged with an open plan kitchen and living area, separate bedroom and bathroom, forming a compact and efficient layout suited to single occupancy or couples. The flat currently produces £695 per calendar month against an anticipated market rent of approximately £725 per calendar month, offering a modest reversionary uplift. Positioned on the upper level of the building, it contributes stable income within the portfolio while maintaining low turnover appeal for long term residential letting.

**381 sq ft (35.4 sq m)**





## Flat 7

A one bedroom basement apartment arranged with a separate living room, kitchen and bathroom, providing a clearly defined layout suited to long term residential occupation. The flat is currently producing £595 per calendar month and is in the process of being relet, presenting an immediate opportunity for income uplift to an anticipated market rent of approximately £725 per calendar month. Its position within the building and straightforward configuration support stable demand, contributing near term growth potential within the wider investment.

**344 sq ft (32 sq m)**





## Parking

The sale includes the majority of the on site car park, providing valuable off street parking provision for residents and supporting tenant demand across the building. The parking forms part of the freehold interest and is included within the land ownership, strengthening the long term appeal and operational control of the asset. Its scale and layout complement the residential accommodation and enhance the overall income security of the investment.



### **Individual Flat Breakdown**

Flat	Type	Beds	Baths	Sq. ft	Expected (£/month)	Expected (£/annum)	Current (£/month)	Current (£/annum)
1	Ground Floor	2	1	638	£1,015	£12,180	£1,015	£12,180
2	Ground Floor	2	2	790	£975	£11,700	£700	£8,400
3	First Floor	2	1	465	£950	£11,400	£850	£10,200
5	Top Floor	1	1	381	£725	£8,700	£695	£8,340
7	Basement	1	1	344	£725	£8,700	£595	£7,140

### **Annual Totals**

	Expected (Annual)	Current (Annual)
<b>Total Rental Income</b>	<b>£52,680</b>	<b>£46,260</b>

£6,420 per annum potential uplift if rents are aligned with expected values.

### **Additional Charges Collected**

Flat	Type	Beds	Baths	Service Charge (£/annum)	Ground Rent (£/annum)
6	Top Floor	1	1	£1,200	£100
4	First Floor	2	1	£1,200	£100

\* Ground rent increases to £200 per annum from 2029



## Location

Droitwich Road is a well established and highly accessible residential address on the western side of Worcester, forming a key arterial route into the city centre and towards Droitwich Spa. The area is particularly popular with renters due to its proximity to Worcester Royal Hospital, the University of Worcester and a wide range of local employers, supporting consistent demand across the private rental sector.

A variety of everyday amenities are available nearby, including convenience stores, supermarkets, cafes and public houses, with larger retail and leisure facilities found within Worcester city centre. The city offers comprehensive shopping, dining and cultural attractions, alongside mainline rail services from Worcester Foregate Street and Worcester Shrub Hill providing direct connections to Birmingham, Bristol and London Paddington.

Well regarded primary and secondary schools are located within easy reach, further underpinning long term residential appeal. Excellent road connectivity is provided via the A44 and A449, with Junction 6 of the M5 close by, allowing straightforward access across the Midlands and South West.

## Services

The property is connected to mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for Flat 1, 3, 5 and 7 is Band A  
The Council Tax for Flat 2 is Band B





# Droitwich Road

Approximate Gross Internal Area

Flat 1 = 59.3 sq m / 638 sq ft

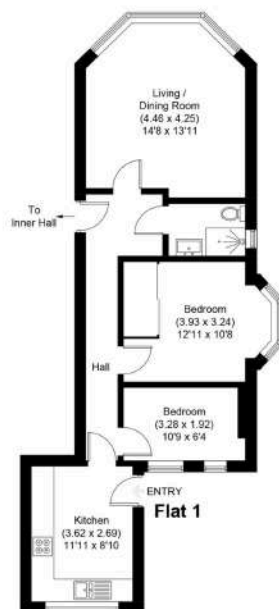
Flat 2 = 73.4 sq m / 790 sq ft

Flat 3 = 43.2 sq m / 465 sq ft

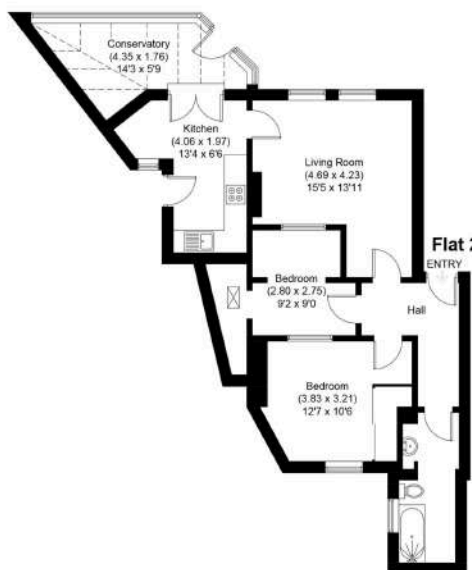
Flat 5 = 35.4 sq m / 381 sq ft

Flat 7 = 32 sq m / 344 sq ft

Not to scale, for identification purposes only



Flat 1



Flat 2



Flat 3



Flat 5 St Stephens Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2016 | www.housevz.com



Ground Floor

Flat 7 St Stephen's Court

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# Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Flat 3

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

# Flat 5

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

# Flat 7

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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