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**Parkinson Wright**  
**Estate Agents**



## Magdala Court, The Butts, Worcester, WR1 3PB

Price Guide £170,000

- Second Floor Apartment
- Two Double Bedrooms
- Allocated Paking Space
- Spacious Open Living
- Central Heating & Double Glazing
- VIEWING ESSENTIAL



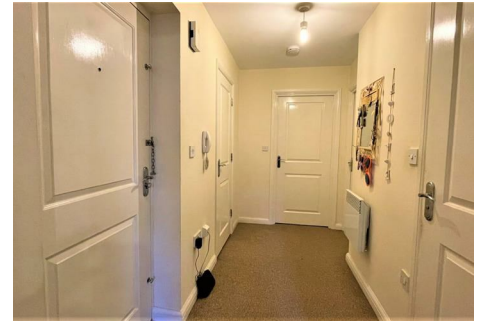
# 28 Magdala Court, Worcester WR1 3PB

A fantastic opportunity to acquire a well proportioned two double bedroom apartment situated within the heart of the city centre and walking distance of Foregate Street train station. EPC - C. VIEWING ESSENTIAL.



Council Tax Band: B





## LOCATION AND DESCRIPTION

The property is situated in the heart of Worcester city centre in a superb position for rail links with Foregate Street station just a few minutes' walk away. There are a variety of amenities locally including a wide range of shops, Worcester library, cinema, pubs, restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University buildings and The Hive library all nearby. Medical practitioners, dentists and opticians are also within walking distance. The property is approached via a secured gated entrance opening into the courtyard and parking areas.

## COMMUNAL ENTRANCE HALL

A secure opening into a hallway where individual post-boxes for each apartment are situated with stairs leading up to the first and second floors.

## RECEPTION HALL

A solid front door opens into a spacious hallway with ceiling light, security entrance phone, wall mounted electric heater and cupboard housing the hot water tank. Doors to:-

## LOUNGE/DINING ROOM

19'5 x 11'0  
A light and airy reception room with the option to combine living and dining areas. Two ceiling lights, a side facing double glazed window and a side facing double glazed Juliet balcony, two wall mounted electric heaters. An archway gives access to the kitchen area.

## KITCHEN

8'1 x 7'0  
Recessed ceiling spotlights, wall, base and drawer units, roll top work surface over, tiled splashback, four ring electric hob, built in oven with extractor fan over, one and half bowl stainless steel sink and mixer tap. A freestanding washing machine and fridge/freezer are included in the sale.

## BEDROOM ONE

14'1 max x 11'11 max  
A good size principle bedroom with ceiling light, two side facing double glazed Juliet balconies, a wall mounted electric heater and two double wardrobes offering plenty of storage.

## BEDROOM TWO

10'3 max x 9'7  
Another double bedroom with ceiling light, side facing facing double glazed window and wall mounted electric heater.

## BATHROOM

7'9 x 6'3  
Recessed ceiling spotlights and heated towel rail. There is a three piece white suite consisting of bath with recently fitted shower over, wash hand basin with pedestal and low level W.C.

## SERVICES

Electric heating and main water connected.

## OUTSIDE

The property benefits from one allocated parking space. Access to the main courtyard is via security gates for both pedestrian and vehicular access..

## LEASE INFORMATION

A LEASEHOLD Apartment.  
125 year lease with 108 years remaining  
Ground Rent £193.04 annual charge  
Service charge £1387.00 annual charge





## Viewings

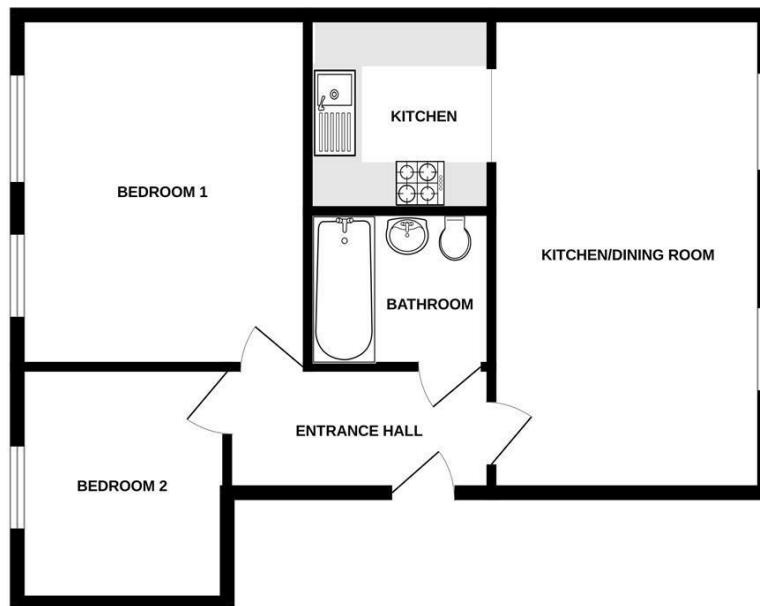
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA - 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of the plan.  
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