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**Parkinson Wright**  
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## **Bridgewater House, Blackpole Road, Worcester, WR4 9FH**

**Price Guide £75,000**

- Spacious First Floor Apartment
- Open Plan Living
- Bathroom
- LARGER SQUARE FOOTAGE LIVING SPACE
- Early Viewing Essential
- Convenient Location
- One Double Bedroom
- One Allocated Parking Space
- Ideal First Time/Investment Purchase



# Apartment 32 Bridgewater House, Worcester WR4 9FH

A fantastic opportunity to acquire a spacious first floor one bedroom apartment situated in a convenient location close to M5 and Worcester city centre. Offering larger square footage living space. **EARLY VIEWING ESSENTIAL.**  
EPC - C.



Council Tax Band: A



## LOCATION AND DESCRIPTION

Situated within a convenient and popular residential area which is ideally located for access to local amenities and transport networks with excellent access to Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. There is the Elgar retail park with Dunelm, Next home, Home Sense, Marks and Spencer Food Hall, Lidl, Currys, Pets at Home and Homebase as well as KFC and McDonalds. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access. Worcester city centre is also within easy reach where there are a further variety of shops, restaurants, leisure facilities and schooling. Number 32 Bridgewater House is a spacious, light and airy apartment situated on the first floor. Access is via a secured communal entrance door where there is an option of a lift or stairs to take you to the first floor. A solid door to the apartment opens into:-

## RECEPTION HALL

Ceiling light, wall mounted electric heater, cupboard housing the hot water tank and a washer/dryer, intercom system and doors to:-

## OPEN PLAN KITCHEN/LOUNGE

15'8 (max) x 15'7

A spacious light and airy room combining kitchen, dining and living space with two ceiling lights, recessed ceiling spotlights in the kitchen area, three rear facing double glazed windows allowing plenty of natural light and two electric wall heaters. The kitchen area consists of a range of wall, base and drawer units, complimentary tiled splashback, stainless steel sink, integrated fridge and freezer, four ring electric hob and built in oven.

## BEDROOM

11'4 x 9'3

A double bedroom with ceiling light, rear facing double glazed windows and electric wall heater.

## BATHROOM

6'9 x 5'6

Recessed ceiling spotlights, complimentary tiling to the walls and floor and a chrome heated towel rail. There is a three piece suite consisting of bath with electric shower over, wash hand basin and low level W.C.

## OUTSIDE

The property benefits from one parking space.

## SERVICES

All mains services are connected to the property with exception of gas

## LEASE INFORMATION

124 year Lease with 115 years remaining

Service charge - £2965.94 per annum

Ground Rent - £390.00 per annum

For further information please contact the agents.



## 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) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		