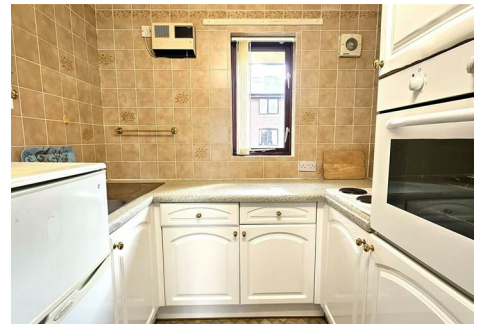




**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



## St. Georges Lane North, Worcester, WR1 1RG

Price Guide £58,000

- First Floor Retirement Apartment
- One Double Bedroom
- Communal Gardens, Lounge & Conservatory
- Lift To All Floors
- EARLY VIEWING ESSENTIAL
- Corner Plot With Dual Aspect
- Sought After Location
- Laundry Room
- LEASEHOLD - 125 Years from 1987



# Flat 26 Home Nash House, Worcester WR1 1RG

A first floor retirement apartment for over 60's, enjoying a convenient and sought after location within easy reach of the local amenities of Barbourne. NO ONWARD CHAIN. EPC - C.



Council Tax Band: B







## LOCATION AND DESCRIPTION

The property is situated close to 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, cinemas, pubs, restaurants and leisure facilities. There are medical practitioners, dentists and opticians are also all within walking distance to the property. 26 Home Nash House is situated in a quiet position on the first floor.

## COMMUNAL ENTRANCE

A secure communal entrance with direct access to the Managers office, residents lounge with kitchenette area, conservatory and access to the rear garden. Stairs and lift lead to all floors.

## RECEPTION HALL

A wooden front door opens into an L-shaped hallway to the apartment with ceiling light, loft hatch and doors to:-

## LOUNGE/DINING AREA

18'1 x 10'7

This apartment benefits from dual aspect front and side facing double glazed windows, making this a light and airy reception room combining seating and dining areas. Ceiling light, electric wall heater and a useful storage cupboard also housing the water heater. An archway opens into:-

## KITCHEN

7'7 x 5'7

Ceiling strip light and rear facing double glazed window, There are a range of wall, base and drawer units, roll top work surface over, tiled splashback, stainless steel sink with matching drainer, four ring electric hob, built in oven and space for a fridge/freezer. Please note there is a separate laundry room in the complex.

## BEDROOM

13'7 x 8'11

A good size double bedroom with front facing double glazed window, electric storage heater and a double built in wardrobe.

## BATHROOM

6'9 x 5'5

Wall strip light, electric wall heater, bath, wash hand basin with cupboards under and low level W.C.

## OUTSIDE

To the front of the property is a communal residents parking area.

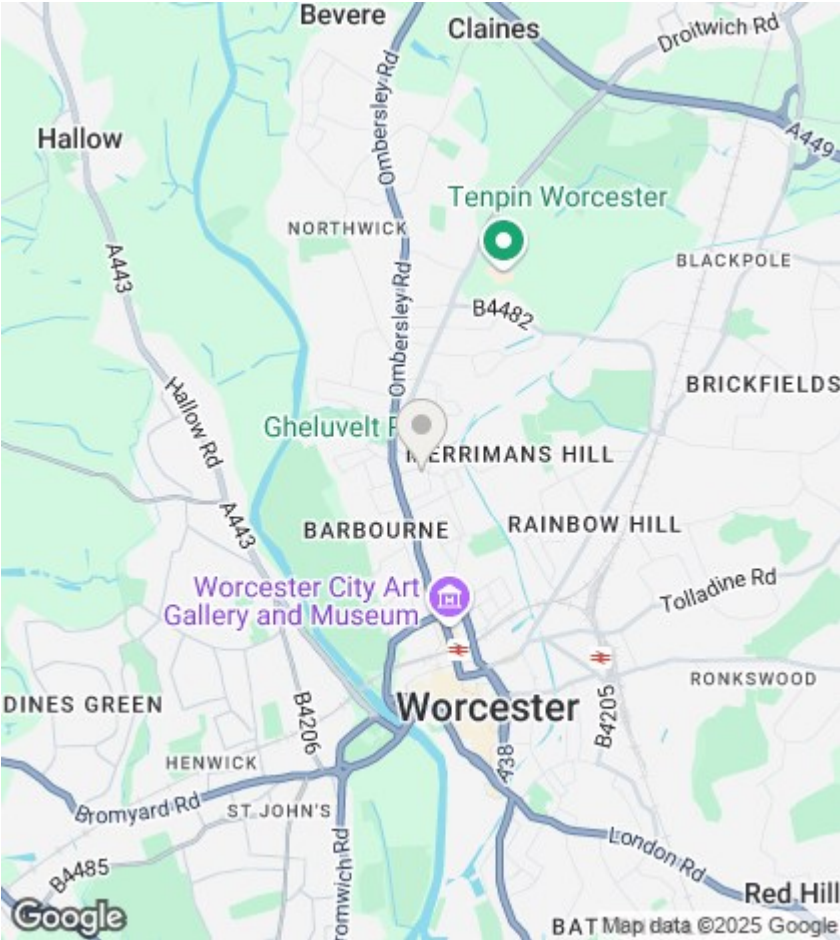
To the rear of the property is a pleasant and tranquil communal garden, well maintained with a range of mature shrubs, trees and plants. A path leads to a gated access onto St Georges Square.

## TENURE

We understand (subject to legal verification) that the property is offered for sale on a Leasehold basis.

Annual Service Charge - £3772.58

Annual Ground Rent- £439.30



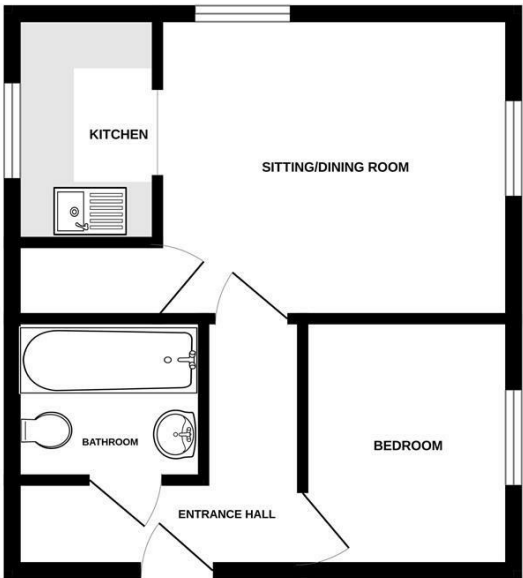
## Viewings

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	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 336 sq ft (31.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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