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



## Lansdowne Rise, Worcester, WR3 8LN

Price Guide £105,000

- Ground Floor Apartment
- Kitchen
- Bathroom
- Gas Central Heating
- NO CHAIN
- Lounge
- Double Bedroom
- Parking
- EARLY VIEWING ESSENTIAL



# 26 Lansdowne Rise, Worcester WR3 8LN

An exciting opportunity to acquire this one bedroom ground floor apartment situated in a superb location within walking distance of the heart of Worcester city centre and very convenient to rail links with Shrub Hill and Foregate Street Station just a few minutes' walk away. EPC - C.



Council Tax Band: A







## LOCATION AND DESCRIPTION

The property is situated within walking distance of the heart of Worcester city centre and in a superb position for rail links with Shrub Hill and Foregate Street Station just a few minutes' walk away. There are a variety of amenities locally including shops, Worcester library, cinemas, pubs, restaurants and leisure facilities. Medical practitioners, dentists and opticians are also all within walking distance. Access is via a secure communal entrance which leads to Flat 26. A solid door opens into an initial entrance space with a further solid door opening into:-

## RECEPTION HALL

An 'L' shaped reception hall with two ceiling lights, radiator, extensive range of fitted cupboards offering ample storage space, radiator, 'Karndean' flooring and doors to:-

## LOUNGE

13'6 x 10'4

A pleasant, light and airy reception room with a front facing aspect, ceiling light, radiator and a front facing single glazed patio door opens onto an outside slabbed seating space.

## KITCHEN

10'0 x 7'1

Ceiling strip light, front facing single glazed sash window and radiator. There are a range of wall, base and drawer units, roll top work surface over, stainless steel sink with matching drainer, mixer tap, four ring gas hob with extractor fan over, built in oven under and an integrated fridge/freezer, washing machine in situ and wall mounted 'Worcester' boiler.

## DOUBLE BEDROOM

13'1 x 10'10 (max)

A spacious double bedroom with ceiling light, front facing single glazed sash window and radiator.

## BATHROOM

10'8 x 4'10 (max)

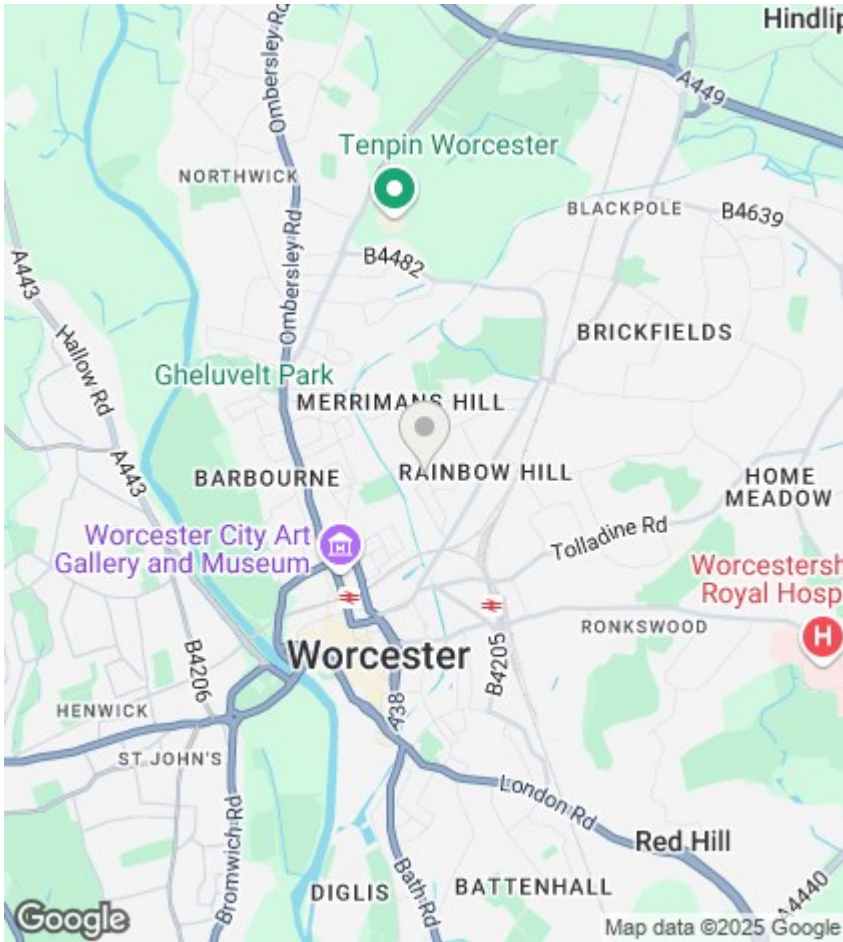
Ceiling strip light, radiator and built in cupboard for storage. There is a three piece suite consisting of bath with 'mira' shower over, wash hand basin with cupboards under and low level W.C.

## OUTSIDE

To the front of the property is a communal car parking area offering ample parking, steps lead up to the communal entrance door. There are pleasant open views from the front aspect of the building.

## AGENTS NOTE

The property is offered on a Leasehold basis with 86 years remaining on the lease and an annual service charge of £882.00.



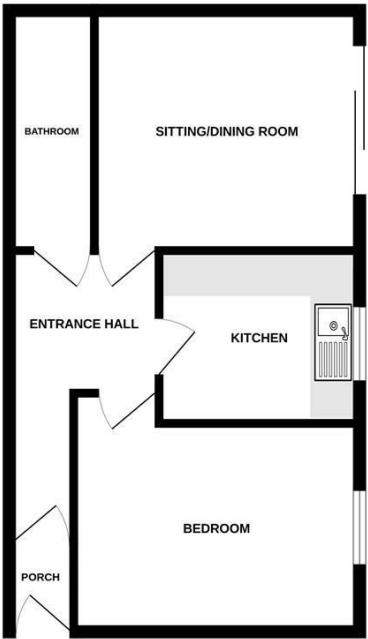
## Viewings

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>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 437 sq.ft. (40.6 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 as to their operability or efficiency can be given.  
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