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



## Spring Lane, Worcester, WR5 1AU

Price Guide £115,000

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- VIEWING ESSENTIAL
- Open Plan Lounge/Kitchen
- Canal Views
- CASH BUYERS ONLY

# Amber Reach Spring Lane, Worcester WR5 1AU

A fantastic opportunity to acquire this two bedroom first floor apartment ideally situated within walking distance of the city centre. Investment opportunity. NO CHAIN. EPC - D  
\*\*\*\*CASH BUYERS ONLY DUE TO LENGTH OF LEASE\*\*\*\*



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 Shrub Hill Station and Foregate Street Station just a few minutes' walk away. There are a variety of amenities locally including a wide range of shops, cinemas, pubs, restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University buildings all nearby. Medical practitioners, dentists and opticians are also all within walking distance. Access to the property is via a communal entrance opening into:-

## COMMUNAL GROUND FLOOR HALLWAY

There are doors to the ground floor apartments and stairs to the first and second floors.

## RECEPTION HALL

13'0 x 7'6

Accessed via a wooden front door opening into a good size reception hall. Ceiling light, store cupboard housing the hot water tank and doors to:-

## OPEN PLAN LOUNGE/KITCHEN

lounge - 12'4 x 11'11 (max)

A light and airy open space combining access to the kitchen. Ceiling light, wall mounted electric heater and rear facing wooden frame double glazed window with pleasant views over the canal,

## KITCHEN

The kitchen has been partially refitted with the potential to complete. There are wall, base and drawer units, one and a half bowl stainless steel sink with matching drainer, mixer tap and space for appliances. A rear facing wooden frame double glazed window offers further views over the canal.

## BEDROOM ONE

10'10 x 10'1

A good size double bedroom with ceiling light, side facing wooden frame double glazed window, wall mounted electric wall heater and cupboard offering good storage space.

## BEDROOM TWO

10'9 x 9'1

Another good size bedroom with ceiling light, front facing wooden frame double glazed window and wall mounted electric heater.

## SHOWER ROOM

7'3 x 6'1

Ceiling light, wall mounted electric heater There is a three piece white suite consisting of a double shower cubicle with 'Triton' shower over, wash hand basin with cupboards under and low level WC.

## OUTSIDE

Access to the main entrance is over a tarmac carpark where there is one space allocated, there are well kept borders planted with a range of mature shrubs.

The rear of the property faces the canal and provides a pleasing and pleasant outlook.

## SERVICES

We believe all mains services are connected. Heater is electric, There is no gas at the property.

## TENURE & CHARGES

The property is offered Leasehold with 66 years remaining. Current Service Charge payable every six months March 2024-September 2024 = £843.33 Due to the length remaining we recommend cash buyers only.

Please contact the agents for any further information regarding the lease.



## Viewings

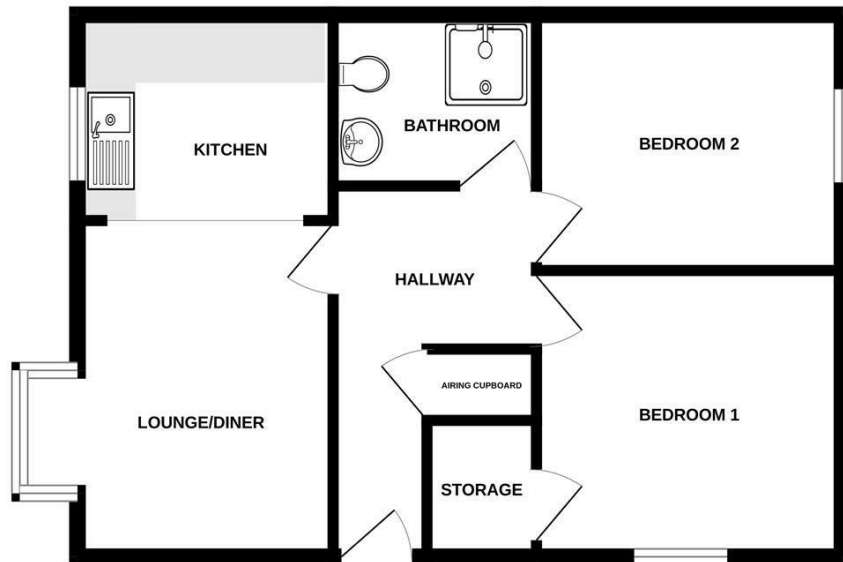
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

### 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>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
		<b>80</b>

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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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