



**Allan Morris**  
estate agents

**The Butts, Worcester.**

**10 Magdala Court, The Butts, Worcester.  
WR1 3PB**

**Features**

- Very well presented
- Spacious Apartment
- Short distance from Worcester City centre
- Close to amenities
- Allocated parking space

A well presented large one bedroom Apartment, situated in this prime location, offering easy access to Worcester City centre, local amenities and Foregate Street Railway Station.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Outside: The Apartment benefits from an allocated parking space.

**LOCATION:**

Situated in a popular area of Worcester and just a short distance to Worcester City centre's amenities, shops, restaurants and bars, as well as Worcester Racecourse.

**AGENT'S NOTE:**

This property is currently owned on shared ownership basis, but will be subject to a simultaneous sale for 100% of the Lease ownership.





### Directions:

From our office in Sidbury proceed along Deansway in the direction of the River Severn and just before the bridge branch right onto North Parade, staying in the middle lane at the traffic lights. Continue onto Doleday, before keeping left and follow the road around onto The Butts. Continue for a short while, where Magdala Court can be found on the left hand side, with gated vehicle and pedestrian access.

WAM 7236

### Useful Information:

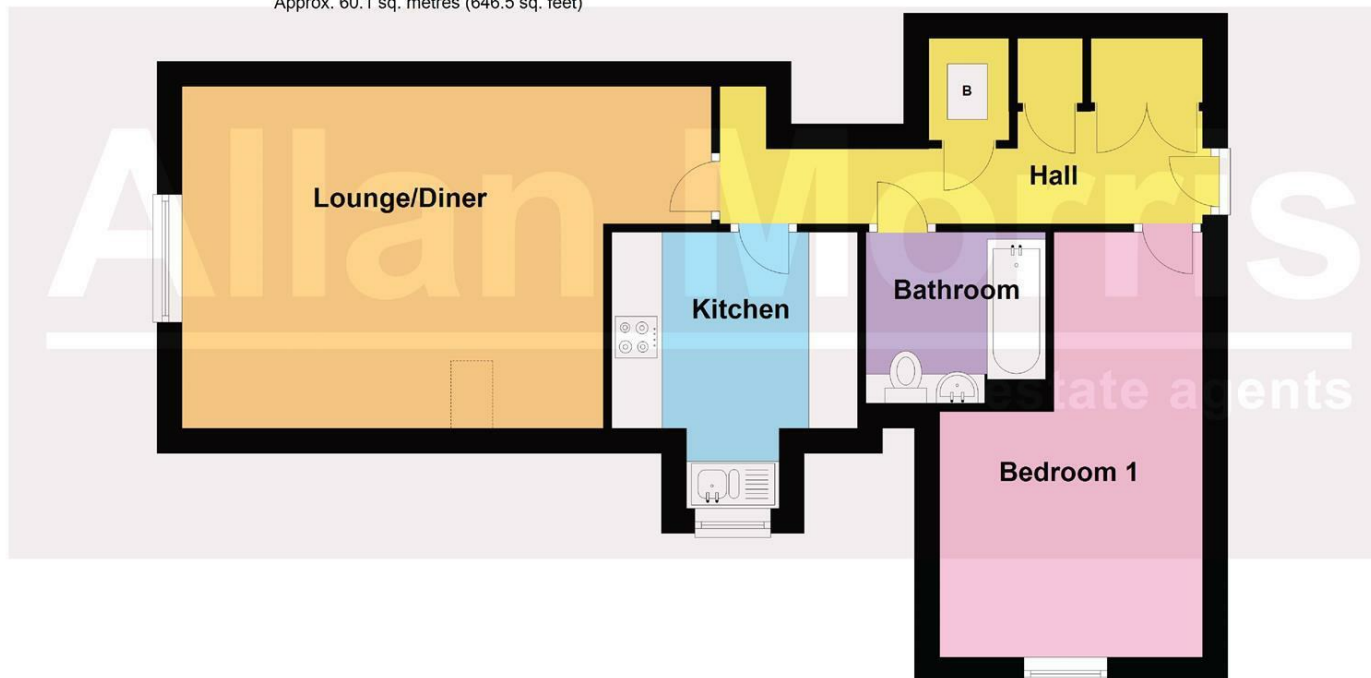
Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

## Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan Measurements:

LIVING ROOM / DINING ROOM:  
20'9" x 13'5"

KITCHEN:  
10'10" x 9'8"

BEDROOM 1:  
16'8" maximum x 10'4"

BATHROOM:  
7'1" x 6'8"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ