



Allan Morris
estate agents

St. Johns, Worcester.

40A St. Johns, Worcester. WR2 5AJ

Features

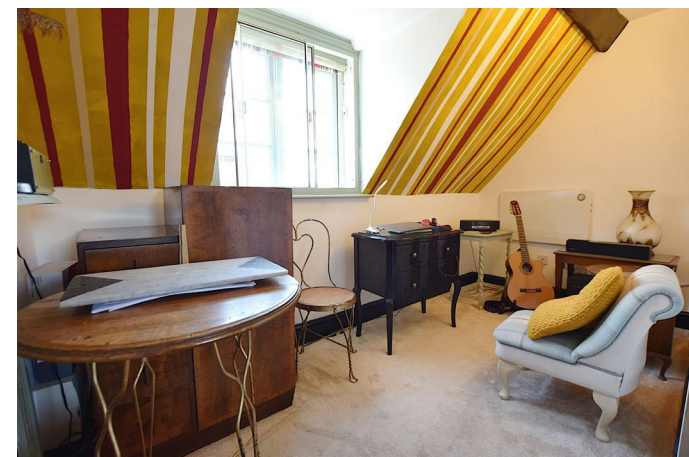
- Top floor Apartment
- Recently extended lease
- Character Features
- Convenient central location
- Pleasant outlook
- Close to shops
- Grade II Listed

A charming and most characterful one bedroom top floor Apartment benefiting from an extended lease, situated in a highly convenient location in the popular St. John's area of Worcester and enjoying a pleasant outlook to the rear towards St. John's Church.

Accommodation comprising: Kitchen, Living Room, Bedroom, Study/Occasional Bedroom and Shower Room.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and is also within easy walking distance to the City.





Directions:

From Worcester City centre proceed out over the river bridge, passing the Cricket Ground on the left. Stay in the centre lane and carry straight on over the island into St. John's. Continue into the Bullring and then take a left turn into St. John's, where the property can be located on the right hand side.

WAM 7018



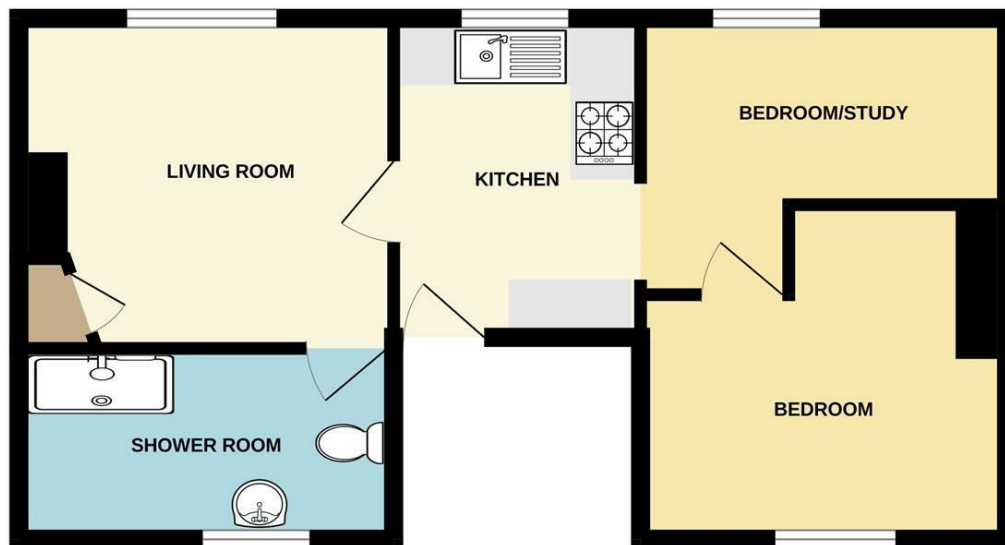
Useful Information:

Tenure: Leasehold

EPC Rating: F

Council Tax Band: A

FIRST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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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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.

Floorplan Measurements:

LIVING ROOM:
11'7" x 10'2"

KITCHEN:
9'10" x 7'7"

BEDROOM 1:
11'3" x 10'4" maximum 7'8" minimum

BEDROOM / STUDY:
11'3" x 8'6" maximum 5'9" minimum

SHOWER ROOM:
11'6" x 5'11"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ