



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 78, Newport House, Newport Street, Worcester. WR1 3NG

£120,000

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A well presented one bedroom top floor Apartment, benefiting from balcony area/roof garden, use of communal gardens and secure allocated parking space.

Accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Living Room, double Bedroom and Bathroom.

Outside: Use of communal garden, small balcony area and secure parking space.

#### LOCATION:

The Apartment is located within Worcester City centre and close to riverside walks. The city centre boasts a wide variety of amenities, to include Public Houses, Restaurants, Cafes and Shops. Also within walking distance is Worcestershire County Cricket Ground, the Swan Theatre, Huntington Hall and The Hive Library. There is also the benefit of 2 mainline Railway Stations with direct access to London and Birmingham.

**LIVING ROOM:** - 4.75m x 4.11m (15'7" x 13'6" max 12'5" min)

**KITCHEN:** - 3.56m x 1.91m (11'8" x 6'3")

**BEDROOM:** - 3.78m x 3.18m (12'5" max 10'2" min x 10'5")

**BATHROOM:** - 2.21m x 1.96m (7'3" x 6'5")



FOURTH FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual areas, volumes and other data are subject to change and are not intended to be used for any purpose other than a general guide. The accuracy, appropriateness and availability of such data can only be guaranteed by the appropriate authorities.

- Top floor Apartment
- Open-plan Kitchen/Living Room
- Allocated parking space
- NO ONWARD CHAIN
- 1 Double Bedroom
- Balcony Area/Roof Garden
- City centre location

