



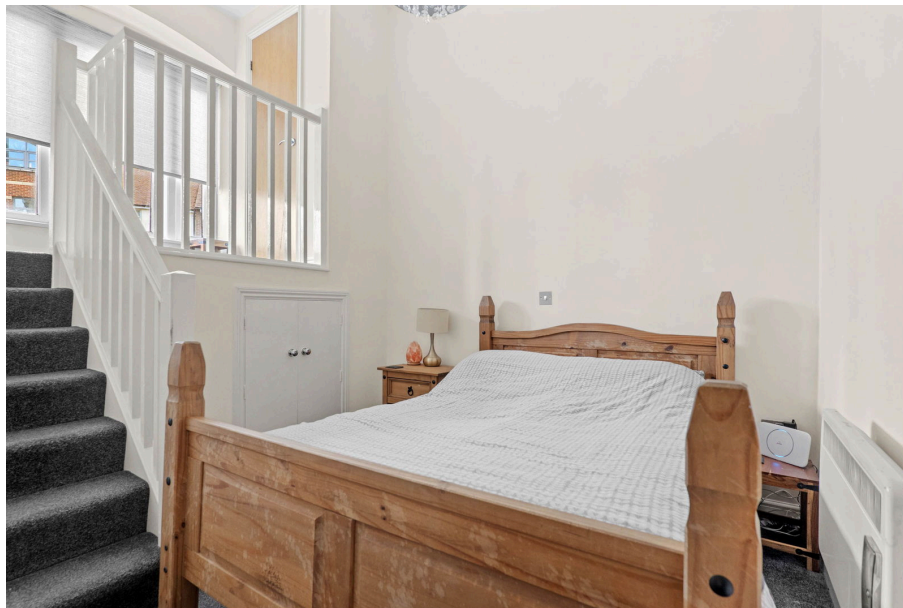
Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 3, 3 Sidbury House, College Street, Worcester. WR1 2LT

£125,000

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A well presented two bedroom Apartment in the heart of Worcester City centre, with a number of amenities on the doorstep.

Accommodation briefly comprising: Open-plan Living Room/Kitchen, two Bedrooms, Bathroom and Inner Hall.

Outside: The Apartment benefits from a communal courtyard area.

LOCATION:

The Apartment is located in Worcester City centre itself, offering a wide range of amenities to include shops, restaurants, cafes and public houses. Also within the centre is the Swan Theatre, Worcestershire County Cricket Ground, The Hive Public Library, as well as two mainline railway stations giving direct access to London and Birmingham.



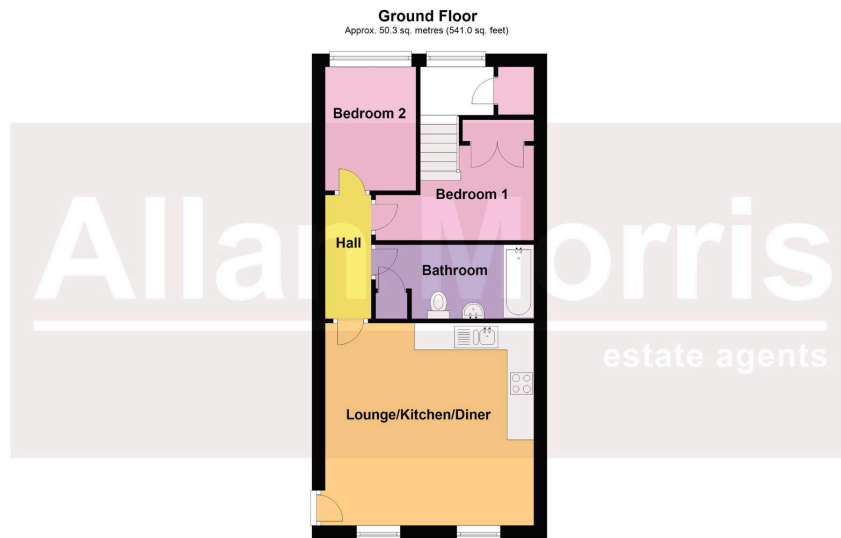
Living Room / Kitchen - 4.72m x 4.6m (15'6" x 15'1")

Bedroom 1 - 3.99m x 2.57m (13'1"max 9'1" min x 8'5")

Bedroom 2 - 2.82m x 2.01m (9'3" x 6'7")

Bathroom - 3.43m x 1.68m (11'3" x 5'6")





Total area: approx. 50.3 sq. metres (541.0 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.

- NO ONWARD CHAIN
- Ideal for 1st time buyer or investor
- Open-plan Living Room/ Kitchen
- Fitted oven and fridge with freezer compartment
- 2 Bedrooms
- Bathroom
- Communal courtyard area
- City centre location
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	