



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

Flat 1, 163 London Road, Worcester. WR5 2EE

£166,500

🛏️ 1 🚿 1 🚪 1



A materially larger than average 1-bed and characterful period Apartment in a Georgian conversion of just 5 flats. The flat is the prime unit and owns a large Cellar Room with potential to convert into a further room to add value or to use as large storage area.

Accommodation briefly comprising: Entrance Hall, Sitting Room, Kitchen, Bathroom, large Bedroom and large above ground Basement. The Basement offers further potential to develop an additional master suite with further bathroom subject to planning permission.

Outside: The Apartment benefits from a communal parking space and communal maintained gardens as well as private entrance. The owners are communally investing in the property to develop the communal gardens and provide tarmaced and allocated parking.

**Kitchen** - 4.5m x 1.88m (14'9" x 6'2")

**Sitting Room** - 4.52m x 3.94m (14'9" x 12'11")

**Bedroom** - 4.67m x 3.96m (15'3" x 12'11")

**Cellar**





- Independent access
- Most spacious one bedroom Apartment
- Period features
- Parking
- Potential to convert Cellar
- Easy access to major transport links
- Close to City centre
- Communal Gardens

