



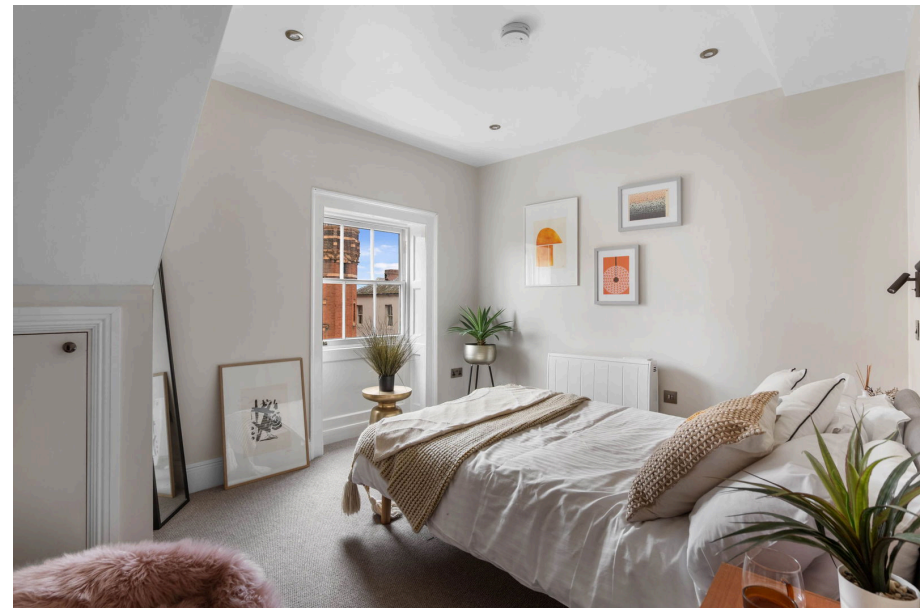
Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 6, Vinegar House, Foregate Street, Worcester. WR1 1DJ

Guide Price £345,000

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A Duplex two double bedroom Apartment, offering stylish, modern and contemporary accommodation finished to a high specification, within the Grade II Listed building known as Vinegar House.

Accommodation briefly comprising: Reception Hall, Inner Hall/Study Area, open-plan Lounge/Dining Room/Kitchen, two double Bedrooms (main Bedroom with En-Suite Shower) and Bathroom.

Outside: Private roof terrace, off road parking a short distance away (leased).

LOCATION:

Vinegar House is situated in the heart of Worcester within easy reach of the City centre, with fantastic bars and restaurants as well as major transport links including Foregate Street Railway Station.

Leasehold: 999 year Lease commencing 2023, with an annual Service Charge of £1,450.00.

A year's free membership to Vinegar Works - see additional brochure.

Hall: - 3.33m x 2.51m (10'11" x 8'3")

Open-plan Lounge/Kitchen/Diner: - 6.76m x 5.03m (22'2" x 16'6")

Study: - 3.15m x 2.97m (10'4" x 9'9")

Bedroom 1: - 4.78m maximum x 2.95m (15'8" maximum x 9'8")

En-Suite Shower Room: - 3.68m x 1.12m (12'1" x 3'8")

Bedroom 2: - 3.78m maximum x 2.97m (12'5" maximum x 9'9")

Bathroom: - 2.64m x 1.7m (8'8" x 5'7")

Terrace: - 5.23m x 1.93m (17'2" x 6'4")





- NO ONWARD CHAIN
- Electric heating & double glazing
- 999 Year Lease
- Private roof terrace
- A Duplex 2 double Bedroom Apartment
- Council Tax Band: C
- Annual service charge £1450 per annum
- Allocated parking (leased)
- Open-plan Lounge/Dining Room/Kitchen (with built-in appliances)
- Best Refurbishment in the West Midlands in 2023 at the Business Insider Awards

