



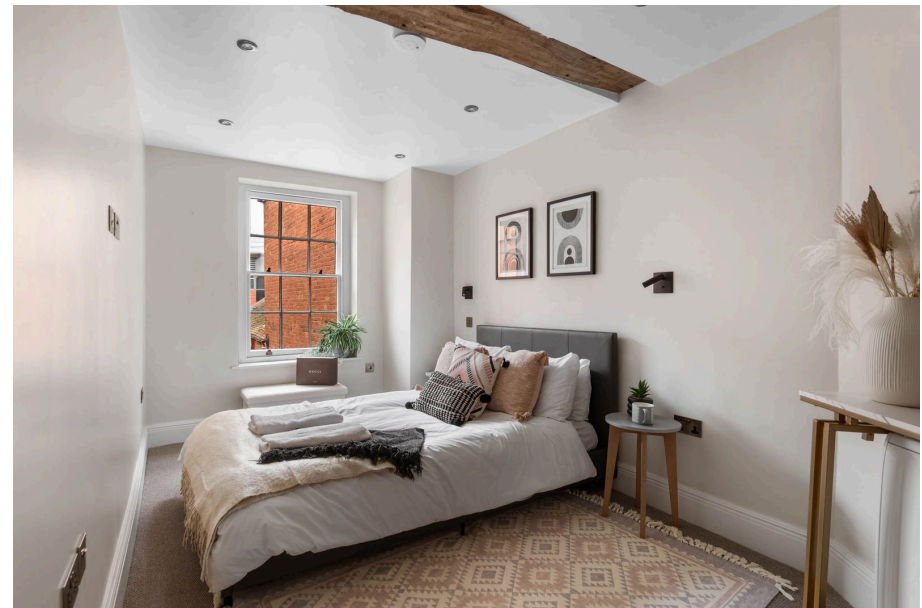
Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 8, Vinegar House, Foregate Street, Worcester. WR1 1DJ

Guide Price £145,000

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A spacious and modern contemporary Apartment finished to a high specification, within the Grade II Listed building of Vinegar House in the heart of Worcester.

Accommodation briefly comprising: Open-plan Lounge, Dining Room, Kitchen (with built-in appliances), double Bedroom and separate Shower Room.

LOCATION:

Situated in the heart of Worcester, the location provides easy access to the City centre, superb Restaurants/Bars, Worcester Foregate Street Railway Station and major transport links.

Leasehold: 999 years commencing 2023, with an annual Service Charge of only £950.00.

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

Open-plan Lounge/Dining Room/Kitchen: - 3.99m x 3.71m (13'1" x 12'2")

Bedroom: - 4.78m x 2.34m (15'8" x 7'8")

Shower Room: - 1.93m x 1.17m (6'4" x 3'10")



Second Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 30.4 sq. metres (327.5 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
- Open-plan Lounge/Dining/ Kitchen (with built-in appliances)
- EPC Band: B
- Best Refurbishment in the West Midlands in 2023 at the Business Insider Awards
- Spacious contemporary Apartment living
- Electric heating & double glazing
- Council Tax Band: A
- 12 months membership to Vinegar Works (see additional attached development brochure)



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