



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# Apartment 4, Wentworth Court, Droitwich Road, Worcester. WR3 7LG

Offers Over £140,000

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NO ONWARD CHAIN 1st floor apartment situated in the desirable Barbourne area, within easy walking distance to the City, Foregate Street train station, local schooling and Gheluvelt Park. Offered with a long lease.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, two Bedrooms and Bathroom.

Outside: The property benefits from the use of communal garden and parking.

#### LOCATION:

A stones throw away from the beautiful Gheluvelt Park with pedestrian bridge across the River Sever for riverside walks. Independent coffee shops, convenience stores and Public Houses close by and less than a 20 minutes walk from Worcester City centre and Foregate Street Station, affording direct access to London and Birmingham.

**Kitchen:** - 3.23m x 2.46m (10'7" x 8'1")

**Living Room:** - 4.57m x 3.48m (15'0" x 11'5")

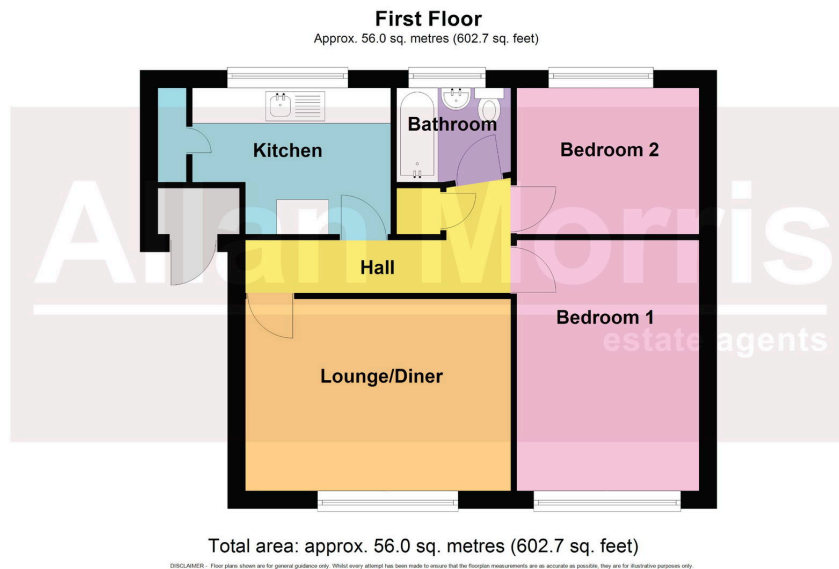
**Bedroom 1:** - 4.27m x 3.05m (14'0" x 10'0")

**Bedroom 2:** - 3.05m x 2.49m (10'0" x 8'2")

**Bathroom:** - 1.91m x 1.63m (6'3" x 5'4")







- NO ONWARD CHAIN
- Underfloor heating throughout
- Up to date electrical safety report
- Double glazing throughout
- Intercom system
- Communal gardens & parking
- Opportunity to Improve
- Council Tax Band: B
- 999 year lease from 2005
- Ideal for 1st time buyer or buy-to-let investor

