



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 4, St. Marks Court, Bath Road, Worcester. WR5 3EG

Offers In Region Of £170,000

 2  1  1



**\*\* NO ONWARD CHAIN \*\***

A ground floor two double bedroom Apartment, offering well proportioned and well presented accommodation, situated in this popular residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen, two double Bedrooms and Bathroom.

**Outside:** The property benefits from an allocated car parking space, with additional Visitor spaces.

**LOCATION:** The property is situated within walking distance of the city centre, offering a wide range of shops, restaurants, bars and cafes. A Co-Op store and Bus Stop are situated on Bath Road for added convenience. Also within easy reach are various parks, riverside walks and the glorious Worcester Cathedral. For those commuting elsewhere, Junction 7 of the M5 motorway can be reached within a few minutes drive and the city centre benefits from 2 mainline Railway Stations, giving direct access to London and Birmingham.

**LEASEHOLD:** Ground Rent - £162.32. Service Charge - £1,722.26 (TBC via Solicitor). 999 Year Lease from 01.01.2004 - 977 years remaining.

**Kitchen** - 2.22m x 3.75m (7'3" x 12'3")

**Lounge/Dining Room** - 4.36m x 3.87m (14'3" x 12'8")

**Bedroom 1** - 3.69m x 2.88m (12'1" x 9'5")

**Bedroom 2** - 3.69m x 2.7m (12'1" x 8'10")

**Bathroom** - 1.93m x 2.07m (6'3" x 6'9")





Total area: approx. 58.1 sq. metres (625.6 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
- 2 Double Bedroom
- Convenient city location
- Central heating & double glazing
- Ground floor Apartment
- Allocated off road parking
- Well proportioned accommodation
- Council Tax Band: B



#### Energy Efficiency Rating

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

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