





Foregate Street, Worcester, WR1 1DN

Guide Price £115,000

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Welcome to this well-designed and contemporary one-bedroom apartment, ideally situated on Foregate Street, Worcester - probably one of the closest apartments to Worcester Foregate Train Station! Neutrally decorated with new carpets, this property is move in ready and has an annual service charge of £1200 (approx.) and an annual ground rent of £50.

The apartment features an open-plan lounge, and dining area with steps leading up to the kitchen. The kitchen features a range of wall and base units, electric oven and extractor fan. There is plumbing for a washing machine and space for a fridge freezer.

The bedroom provides a tranquil retreat, complete with a layout to accommodate your furniture and storage needs. Adjacent to the bedroom is a well-appointed bathroom, featuring a bath with overhead shower, sink and W/C.

Conveniently located in the heart of Worcester city, this area offers convenient access to a wide range of amenities. Within walking distance, you'll find a variety of bars, restaurants, cafés, and boutique shops, creating a lively and dynamic atmosphere. Practical conveniences include 24-hour gyms and Foregate Street station, which provides direct train connections, including a route to London Paddington in under an hour. The city also offers a rich cultural experience, with art galleries, theatres, live music venues, and museums exploring its history. Scenic walking paths along the River Severn and landmarks like Worcester Cathedral add to the area's charm. For sports enthusiasts, there are options like cricket at Worcester County Cricket Club and horse racing at Pitchcroft.

#### Rooms:

**Lounge Kitchen Diner** - 7.42m x 4.1m (24'4" x 13'5") max

**Bedroom** - 4.56m x 3m (14'11" x 9'10") max

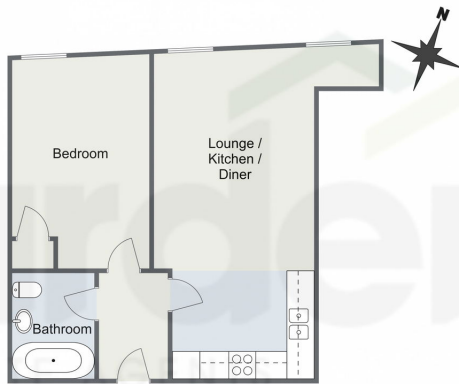
**Bathroom** - 2.31m x 1.8m (7'6" x 5'10")

***Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the*





Foregate Street, Worcester



Total Area Approx  
48.2 Sq M  
518.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- New Carpets & Decorated Throughout
- Very Close to Foregate Street Station
- Modern Bathroom
- Approx. 180 Year Lease
- Approx. £1200 Service Charge Per Year
- £50 Ground Rent Per Year



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.



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