



**Connells**

Barbourne Works Northwick Avenue  
WORCESTER





### Property Description

A two bedroom first floor apartment in Barbourne Works, located in the sought after Northwick area. The home must be viewed to appreciate and is being offered with NO ONWARD CHAIN.

The property briefly comprises; entrance hall, kitchen/living area, two bedrooms and bathroom. The property further benefits from an off road parking space and a lift.

### Ground Floor

#### **Communal Entrance Hall**

Communal entrance hall, with secure entry system. The communal entrance features social areas with benches and mature trees.

### First Floor

#### **Entrance Hall**

Four spotlights, electric heater, storage cupboard and laminate flooring.

#### **Kitchen/ Lounge**

19' 11" max x 12' 6" max ( 6.07m max x 3.81m max )

Three side facing double glazed windows, wall and base units, space for a washing machine, space for a dishwasher, built in fridge/freezer, electric oven, hob, extractor fan, sink and drainer unit, ceiling light, three spotlights, two electric heaters and laminate flooring.

### **Bedroom One**

14' 9" x 11' 2" ( 4.50m x 3.40m )  
Side facing double glazed window, ceiling light, electric heater and carpet flooring.

### **Bedroom Two**

11' x 9' ( 3.35m x 2.74m )  
Side facing double glazed window, ceiling light, electric heater and carpet flooring.

### **Bathroom**

Wash hand basin, W.C, shower over bath, towel radiator, extractor, three spotlights and tiled flooring.

### Outside

There is access to a communal Courtyard, with benches and mature trees.

### **Parking**

There is an allocated parking space for the property.

### Services

All services are connected to the property, with the exception of gas.

## Leasehold:

Length of Lease: 1,000 years from 1st  
January 2004  
Annual Ground Rent: £100  
Annual Service Charge: £2,400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR313884](http://connells.co.uk/Property/WOR313884)**

This is a Leasehold property with details as follows; Term of Lease 1000 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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