





### Property Description

A beautifully presented one bedroom apartment in the heart of Worcester City Centre with top specification appliances and a private secure entrance. Property comprises of one double bedroom, large lounge leading into kitchen area and shower room. With easy access to Worcester City Centre a perfect buy whether you're looking for your first home or an investment!

### Accommodation

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the city, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

### **Entrance Hall**

Two pendant ceiling lights, smoke alarm, fuse box and carpet flooring.

### **Living Kitchen Diner**

16' 1" x 13' 9" ( 4.90m x 4.19m )  
Front facing window, two pendant ceiling lights, wall mounted electric radiator and carpet flooring.

### **Kitchen Area**

9' 5" x 7' 10" ( 2.87m x 2.39m )  
Front facing window, range of wall and base units, white marble effect work surfaces, integrated electric oven and hob with cooker hood, washing machine, integrated fridge freezer, one and a half bowl sink/ drainer, splashback tiling and ceiling light with three spot lights.

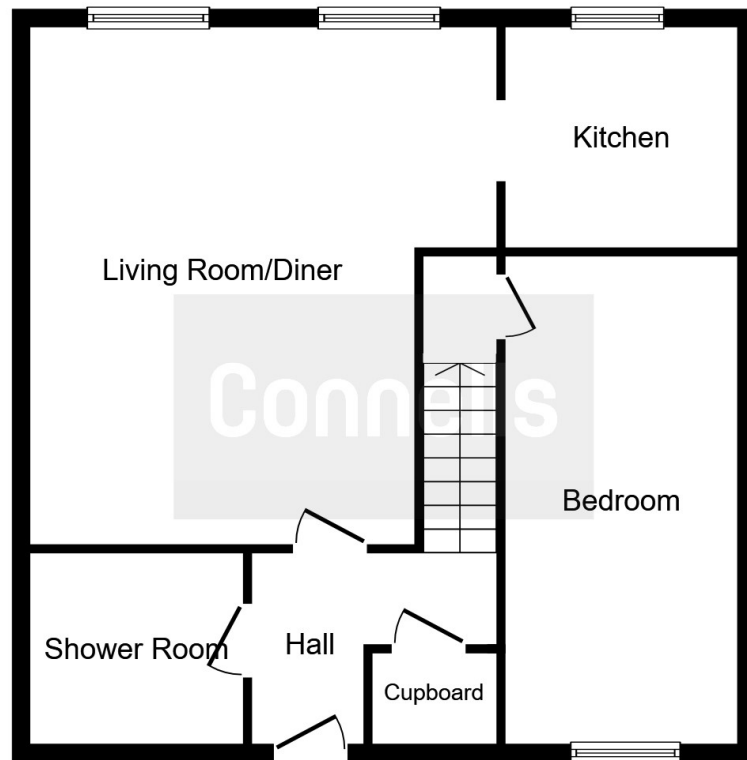
### **Bedroom**

12' 10" x 8' 11" ( 3.91m x 2.72m )  
Window, pendant ceiling light, wall mounted electric radiator and carpet flooring.

### **Bathroom**

Part tiled white suite, double shower cubicle, WC, wash hand basin with mirror, extractor fan, chrome heated towel rail, loft access, ceiling light and tile effect lino.





**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

**T 01905 611 411**

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**directions to this property:**

From the Worcester Foregate Street office, walk along the onto the High Street are some time, turn left onto Pump Street, leading to Friar Street. Turn right and continue to the end, where the property is found on the left hand side.

3 Foregate Street  
WORCESTER WR1 1DB

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR314442](http://connells.co.uk/Property/WOR314442)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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