



**Connells**

Quay House Lowesmoor Terrace  
Worcester



## Property Description

A stylish, well presented GROUND floor apartment in a fantastic location with canal views, a short walking distance away from the city centre and all local amenities. Close to public transport routes whilst also boasting a large private car park.

The apartment itself offers a good sized lounge/dining area, a modern kitchen and bathroom, one double bedroom and a long single bedroom.

**\*\*PLEASE NOTE** This property currently has an over 60's age requirement on the lease\*\*

## Entrance Hall

Carpet, storage heater, ceiling light point, doors to bedrooms, door to lounge and the back.

## Lounge

25' 3" x 9' 1" ( 7.70m x 2.77m )

Carpet, double glazed front windows, two ceiling light points, storage heater, open to kitchen area.

## Kitchen

9' x 6' 2" ( 2.74m x 1.88m )

Vinyl flooring, ceiling light point, part tiled walls, space and plumbing for washing machine, single bowl steel sink with drainer, integrated touch induction hob with electric oven, over head extractor fan, integrated fridge/freezer.

## Bedroom One

9' 1" x 9' ( 2.77m x 2.74m )

Carpet, double glazed front windows, ceiling light point, storage heater.

## Bedroom Two

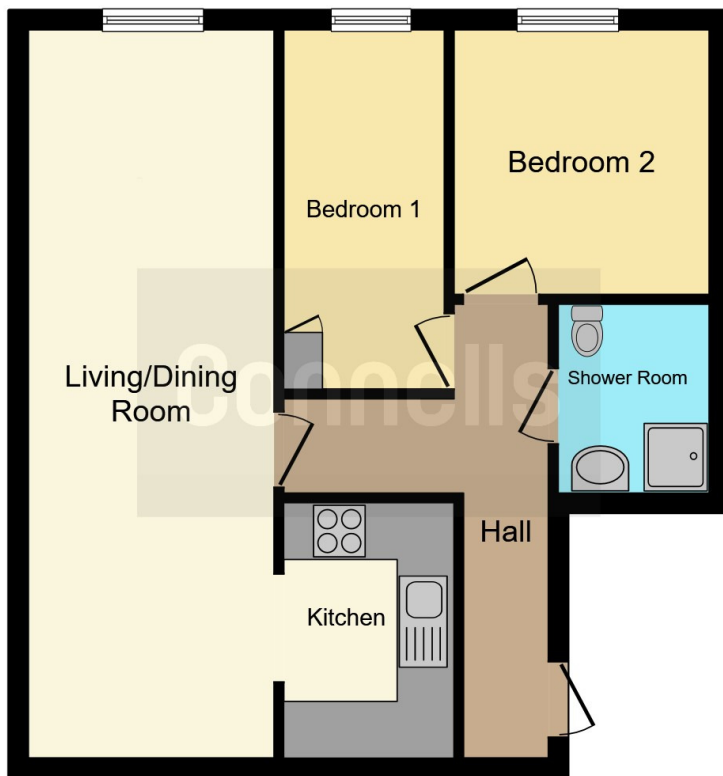
12' 7" x 5' 9" ( 3.84m x 1.75m )

Carpet, double glazed front windows, ceiling light point, storage heater, storage cupboard.

## Bathroom

Tiled flooring and walls, WC, wash hand basin, shower cubicle, ceiling light point, extractor fan and heater.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR314802](http://connells.co.uk/Property/WOR314802)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR314802 - 0003