



Connells

Gresham Court
Shrubbery Avenue



Property Description

Connells are delighted to offer for sale this spacious duplex apartment, located on a highly desirable street within easy reach to Worcester City Centre and Foregate Street mainline train station.

The accommodation which is spread over two floors, and accessed via a communal hall way with telephone entrance system, comprises of two reception rooms, kitchen and WC on the lower floor. Stairs up allows access to two double bedrooms, the master benefiting from a forward facing balcony and a bathroom.

As you enter the property in to the spacious hallway, there is a WC on this level and a very useful utility area. The two reception rooms, which have plenty of potential to make open plan, provide generous living space.

As you ascend to the top floor there are two double bedrooms and a bathroom. The principal bedroom benefits from a full width balcony which provides plenty of natural daylight and fantastic views across the avenue and towards Gheluvelt Park.

Available to buy for the first time in over 20 years and available fully furnished.

Living Room

15' x 9' 5" (4.57m x 2.87m)

Located on the first floor, to the front of the apartment. Fireplace.

Dining Room

15' x 9' 8" (4.57m x 2.95m)

Also on the first floor, adjacent to the kitchen.

Kitchen

9' 8" x 9' 1" (2.95m x 2.77m)

Fully fitted with wall and base units and oven.

Bedroom 1

11' 1" x 9' 5" (3.38m x 2.87m)

Principal bedroom benefiting from a full width balcony providing ample natural daylight

Bedroom 2

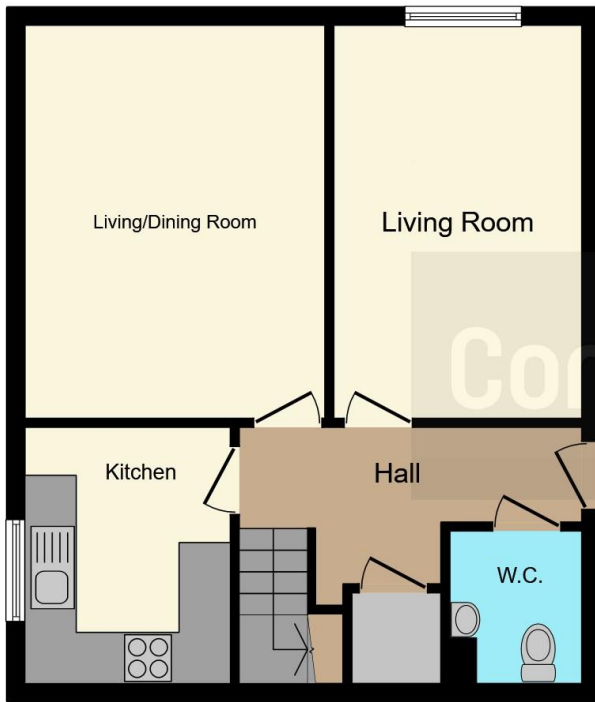
13' 4" x 7' 8" (4.06m x 2.34m)

Double with fully fitted wardrobes

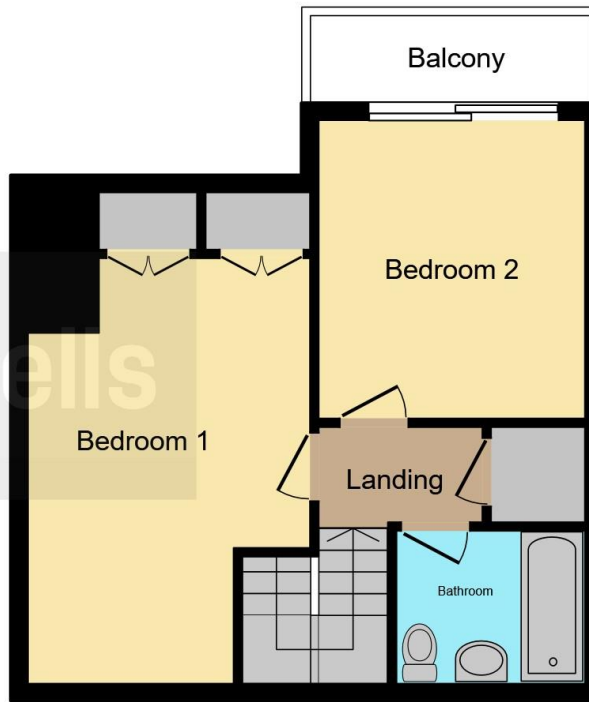
Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/WOR314925

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 1993. 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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