

# Property details approval form

Flat 23 Gresham Court, Shrubbery Avenue, WORCESTER, Worcestershire, England, WR1 1QH

Date: 28 October 2024

Property Ref and Version: WOR314925 - 0005

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£180,000

Tenure: Leasehold

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

## ○ Key Features

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- > Energy Rating: C
- > Duplex Apartment
- > Allocated parking space
- > Balcony
- > END OF CHAIN
- > Offered for sale for the first time in over 20 years
- > Close to Worcester City Centre

## ○ Short Description

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Two double bedroom Duplex apartment situated on Shrubbery Avenue a delightful residential street which is a short distance from Worcester City Centre

## ○ Long Description

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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 into 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.

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### 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 )

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## ○ Room Description

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## ○ Room Description

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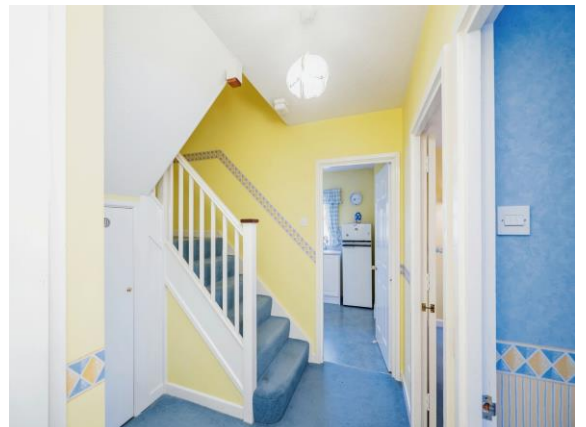
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## ○ Property Images





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## ○ Property Images





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## ○ Property Images

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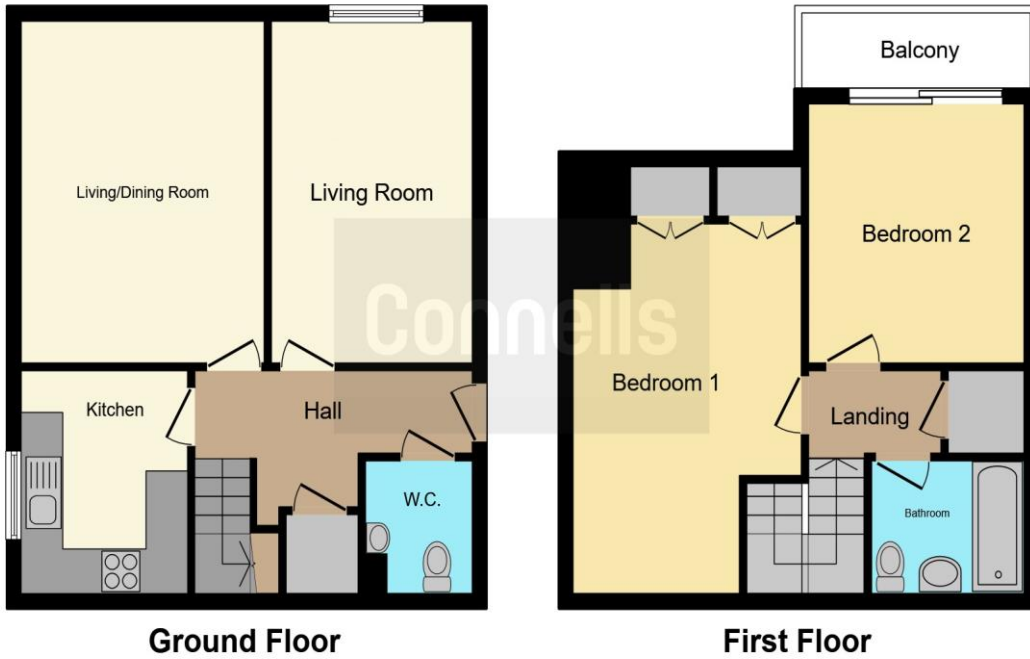
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## ○ Floor Plan



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)

## ○ Approval

Signature

Date

	Signature	Date
Craig McClelland		
Mrs A. Drouza		