



**Connells**

St. Wulstans Court Bath Road  
Worcester



# St. Wulstans Court Bath Road Worcester WR5 3ED

For Sale offers in excess of  
**£175,000**



## Property Description

A well presented two bedroom apartment, located in the sought after Diglis location. The property briefly comprises; kitchen/living room, bathroom, two bedrooms and an en-suite. The property further benefits from an allocated parking space.

## Ground Floor

### **Communal Entrance Hall**

### **Entrance Hall**

Front facing double glazed window, spotlights, radiator and a cupboard.

### **Living Room**

14' 7" x 10' 8" ( 4.45m x 3.25m )  
French doors to the balcony.

Two ceiling lights, radiator and carpet flooring.

### **Kitchen**

6' 6" x 8' 8" ( 1.98m x 2.64m )  
Spotlights, gas hob, built in oven, tiled splashback, fridge/freezer and a freestanding washer/dryer.

### **Bedroom One**

12' 9" x 8' 8" ( 3.89m x 2.64m )  
Rear facing double glazed window, ceiling light and a radiator and carpet flooring.

### **En Suite**

W.C, wash hand basin, corner shower, shaver socket, extractor and spotlights.

### **Bedroom Two**

8' 1" x 8' 8" ( 2.46m x 2.64m )  
Front facing double glazed window, ceiling light, radiator and carpet flooring.

### **Bathroom**

Bath with mixer shower, wash hand basin, part tiled walls, W.C, towel radiator and spotlights.

### Outside

There is a shared outside storage area for bikes.

### **Services**

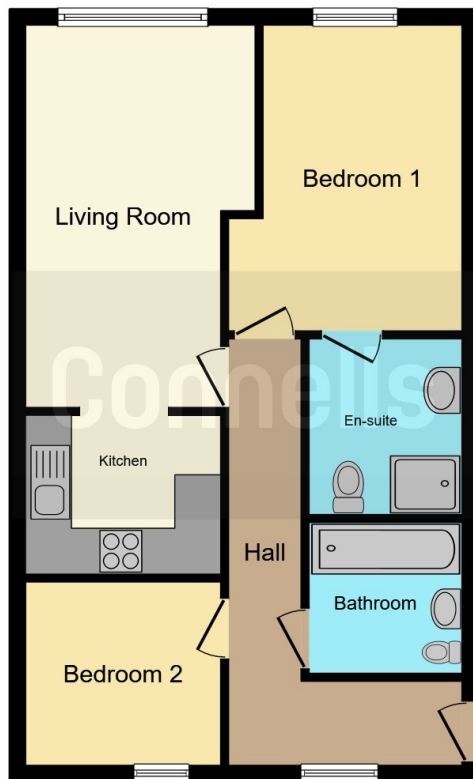
All main services are connected to the property.

### **Parking**

The property benefits from having one allocated parking space.







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/WOR315132](http://connells.co.uk/Property/WOR315132)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. 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.

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: WOR315132 - 0002