



Connells

St Marys Court Sansome Walk
Worcester



Property Description

Welcome to this truly unique and contemporary two-bedroom apartment, set within a beautifully converted Grade II listed church in the heart of Worcester's sought-after Arboretum district. This exceptional home effortlessly combines modern living with historic charm, offering a one-of-a-kind living experience in the vibrant city centre.

The apartment features:

- o Two generous-sized bedrooms, providing ample space and comfort.
- o A spacious and stylish sitting room, perfect for relaxing or entertaining.
- o A sleek, well-equipped kitchen, blending practicality with contemporary design.

Benefiting from an allocated parking space, this property ensures convenience for modern city living. Its prime location places you just moments away from Worcester's bustling amenities, cultural landmarks, and excellent transport links, making it ideal for professionals, couples, or investors seeking a distinctive property in a prestigious setting.

Viewing is highly recommended to fully appreciate the charm and character of this unique home. Don't miss the chance to live in this remarkable building, a true testament to Worcester's rich history and contemporary urban lifestyle.

Contact us today to arrange your viewing!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Porch

There is a communal entrance with an entry system to the flat.

Entrance Hall

1/2 panelled, storage cupboard with a hot water tank and laminate flooring.

Living Area

12' 4" x 10' 2" (3.76m x 3.10m)
Rear facing leaded windows, pendant ceiling light, fireplace and a storage heater.

Kitchen

9' 10" x 6' 2" (3.00m x 1.88m)
Wall and base units, built in electric hob and oven, sink and drainer unit, washing machine and laminate flooring.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)
Side facing leaded windows. pendant ceiling light and laminate flooring.

12'6 max- 9'9- narrowing to 6'8.

Bedroom Two

11' 9" x 10' (3.58m x 3.05m)
Side facing leaded window, pendant ceiling light and laminate flooring.

Bathroom

Wash basin, W.C, sink and a corner shower unit and laminate flooring.

Parking

There is an allocated parking space.

Services

Electric storage heaters.

Leasehold:

Annual Ground Rent: N/A
Annual Service Charge: £1,967
Length of Lease: 199 years from 25th December 1990





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: C

view this property online connells.co.uk/Property/WOR315190

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.

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