



Connells

Friar Street  
Worcester





### Property Description

A beautifully presented one bedroom apartment in the heart of Worcester City Centre with top specification appliances and a private secure entrance. Property comprises of one double bedroom, large lounge leading into kitchen area and shower room. With easy access to Worcester City Centre a perfect buy whether you're looking for your first home or an investment!

### Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the city, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub. Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

### Entrance Hall

Fuse box and carpet flooring.

### Living/Dining Area

12' 7" x 14' ( 3.84m x 4.27m )  
Three front facing windows, two pendant ceiling lights, smoke alarm, telephone point and carpet flooring.

### Kitchen

8' 8" x 7' 4" ( 2.64m x 2.24m )  
Front facing window, range of wall and base units, part tiled walls, wood effect work surfaces, sink and drainer unit, integrated electric oven and hob with cooker hood, integrated dishwasher, integrated fridge freezer and wooden effect lino flooring.

### Bedroom

8' 9" x 12' 4" ( 2.67m x 3.76m )  
Rear facing window, pendant ceiling light, electric wall mounted radiator, wooden glazed door to balcony and carpet flooring.

### Shower Room

Two rear facing windows, part tiled suite, double rainfall shower cubicle, WC, wash hand basin, extractor fan, shaver point, chrome heated towel rail, ceiling light and wood effect lino flooring.

### Services

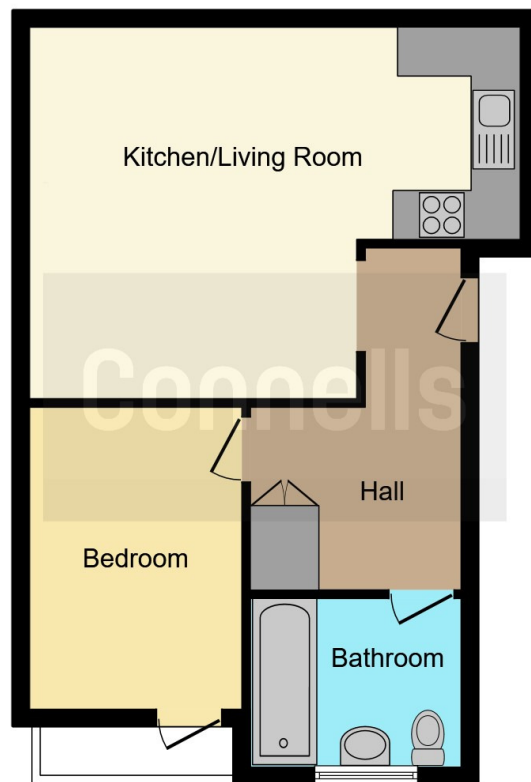
All mains services are connected to the property.

## Leasehold:

Length of Lease: 99 years remaining from  
25th December 2000  
Annual Ground Rent: £100  
Annual Service Charge: £2400







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: D Council Tax  
 Band: A

Service Charge:  
 2400.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315337](http://connells.co.uk/Property/WOR315337)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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