





Property Description

Located within the sought-after Lion Court development, this well-presented top-floor two-bedroom flat offers spacious and low-maintenance living in the heart of Worcester. With the added benefits of a private garage, private driveway, and access to a communal rear courtyard, this property is ideal for professionals, first-time buyers, or investors.

The accommodation comprises a entrance hall leading to a generous open-plan living/dining room, featuring large windows that flood the space with natural light. The separate modern kitchen is well-equipped with ample units and workspace, perfect for everyday living.

There are two bedrooms, including a comfortable master and a versatile second bedroom, which could also serve as a home office or guest room. There is also a good sized bathroom.

Set within a well-maintained complex, the property benefits from a single garage, an allocated parking space, and access to a quiet communal courtyard at the rear-ideal for enjoying some outdoor space without the upkeep.

Conveniently situated close to Worcester city centre, with easy access to shops, restaurants, transport links, and the train station, this property offers both comfort and convenience in equal measure.

Ground Floor

Communal Entrance

There are stairs leading up to the flat which is located on the top floor.

Top Floor

Entrance Hall

Doors to living room, bathroom and both bedrooms.

Storage Cupboard

Electrics, circuit breakers.

Living Room

13' 6" x 13' 4" (4.11m x 4.06m)
Two side facing double glazed windows with a Juliet balcony, ceiling light, three radiators and carpet flooring.

Door to the kitchen.

Kitchen

10' 5" x 6' 10" (3.17m x 2.08m)
Rear facing double glazed window, wall and base units, stainless steel sink and drainer unit, part tiled splashback, gas hob and oven, dishwasher, boiler and a radiator.

Bedroom One

14' 8" x 8' 9" (4.47m x 2.67m)
Rear facing double glazed window, ceiling light, plug sockets, radiator and carpet flooring.

Bedroom Two

10' 6" x 7' 7" (3.20m x 2.31m)

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Bathroom

Side facing double glazed window, shower over bath, thermostatic shower, mirrored cabinet, shaver point. part tiled walls and a radiator.

Outside

Outside Front

To the front is a private parking space in front of the garage.

Outside Rear

To the rear of the property is a courtyard communal area.

Garage

There is a garage which can be accessed to the front or to the rear.

Leasehold

Length of Lease: 999 years from 24th July 1998

Annual Ground Rent: £170

Annual Service Charge: £1,400

Services

All main services are connected to the property.





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

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1400.00

Ground Rent:
 170.00

Tenure: Leasehold

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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.



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