



**Connells**

Waterloo House East Street  
Worcester



# Waterloo House East Street Worcester WR1 1NF

For Sale  
£125,000



## Property Description

Nestled in the heart of Worcester, this delightful one-bedroom ground floor flat offers a perfect blend of comfort, convenience, and character. Situated within the sought-after Waterloo House on East Street, this property is ideal for first-time buyers, downsizers, or investors alike.

Step into a well-presented living space featuring a spacious lounge and a bright airy bedroom. The property also benefits from a separate kitchen and a bathroom offering everything needed for modern day living.

A standout feature is the communal garden, providing a peaceful green space to enjoy the outdoors. Additionally, the property includes an en bloc garage, offering secure parking or extra storage - a rare find in this central location.

Located just a short walk from Worcester city centre, local shops, riverside walks, and excellent transport links, this flat offers a superb lifestyle in a well-connected and desirable area.

## Ground Floor

### Entrance Hall

Ceiling light, radiator and two storage cupboards.

### Living Area

13' 4" x 10' 6" ( 4.06m x 3.20m )  
Rear facing double glazed window, two ceiling lights, radiator and carpet flooring.

### Kitchen

6' 9" x 17' 5" ( 2.06m x 5.31m )  
Ceiling light, wall and base units, stainless steel sink and drainer unit, part tiled splashbacks, built in hob, oven and extractor.

### Bedroom One

9' 9" x 13' 8" ( 2.97m x 4.17m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

### Bathroom

Ceiling light, W.C, wash hand basin, part tiled walls, bath with electric shower and an extractor.

## Outside

### Outside Front

There is an allocated parking space and also an en-bloc garage,

### Outside Rear

To the rear of the property is a communal garden.

### Services

All main services are connected to the property.

## Leasehold

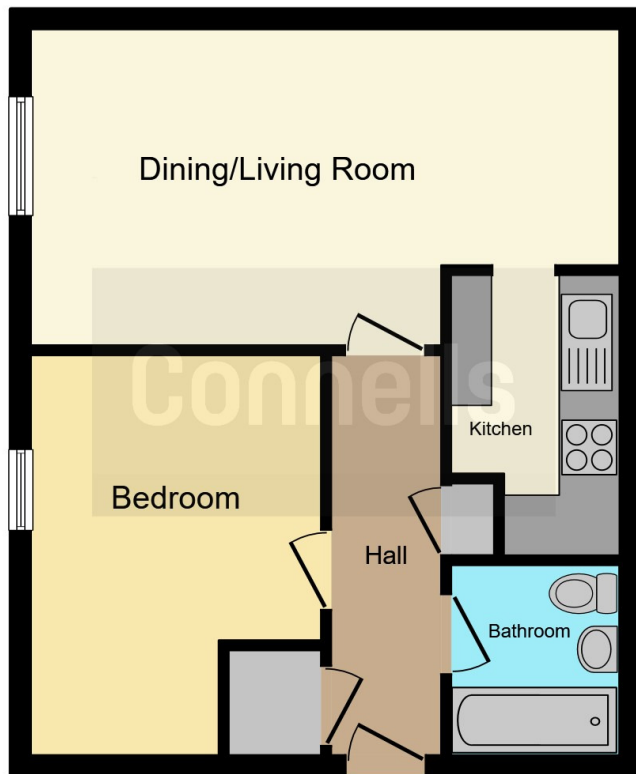
Length of Lease: 125 years from 16th December 1983.

Annual Ground Rent: £5

Annual Service Charge: £1,200







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:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1200.00

Ground Rent:  
 5.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315356](http://connells.co.uk/Property/WOR315356)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 1983. 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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Property Ref: WOR315356 - 0001

