



**Connells**

Millwright House Basin Road  
Worcester



## Property Description

Situated in the sought-after Millwright House development on Basin Road, this two-bedroom apartment offers contemporary living in a prime Worcester location.

The property features a spacious open-plan lounge and kitchen, filled with natural light and opening onto a private balcony, perfect for relaxing. The master bedroom benefits from an en suite shower room, while the second double bedroom is served by a modern family bathroom.

Further highlights include allocated private parking, secure entry, and well-maintained communal areas.

Just a short walk from Worcester city centre, the riverside, and Foregate Street station, this apartment is ideal for professionals, couples, or investors seeking a high-quality home in a vibrant area.

## Ground Floor

### Communal Entrance

There is a communal entrance with stairs and a lift to the second floor where the apartment is located.

## Second Floor

### Open Plan:

#### Living Area

Side facing double glazed window with Juliet balcony, two ceiling lights, two radiators and carpet flooring.

Front facing double glazed patio doors which lead to the balcony.

## Kitchen

7' 1" x 10' 7" ( 2.16m x 3.23m )  
Wall and base units, built in oven, hob, extractor, fridge freezer, washer, dishwasher and spotlights.

## Hallway

Spotlights and a large cupboard.

## Bedroom One

14' 8" x 9' 7" ( 4.47m x 2.92m )  
Front facing double glazed window and Juliet balcony, ceiling light, wardrobe space and carpet flooring.

## En-Suite

Spotlights, shower, W.C, wash hand basin, part tiled walls, extractor and a radiator.

## Bedroom Two

8' 8" x 12' 9" ( 2.64m x 3.89m )  
Side facing double glazed window with Juliet balcony, ceiling light, radiator and carpet flooring.

## Bathroom

Spotlights, W.C, wash hand basin, bath with mixer shower, part tiled walls, extractor and a radiator.

## Outside

## Parking

There is a secure allocated parking space for the property.

## Services

All main services are connected to the property.

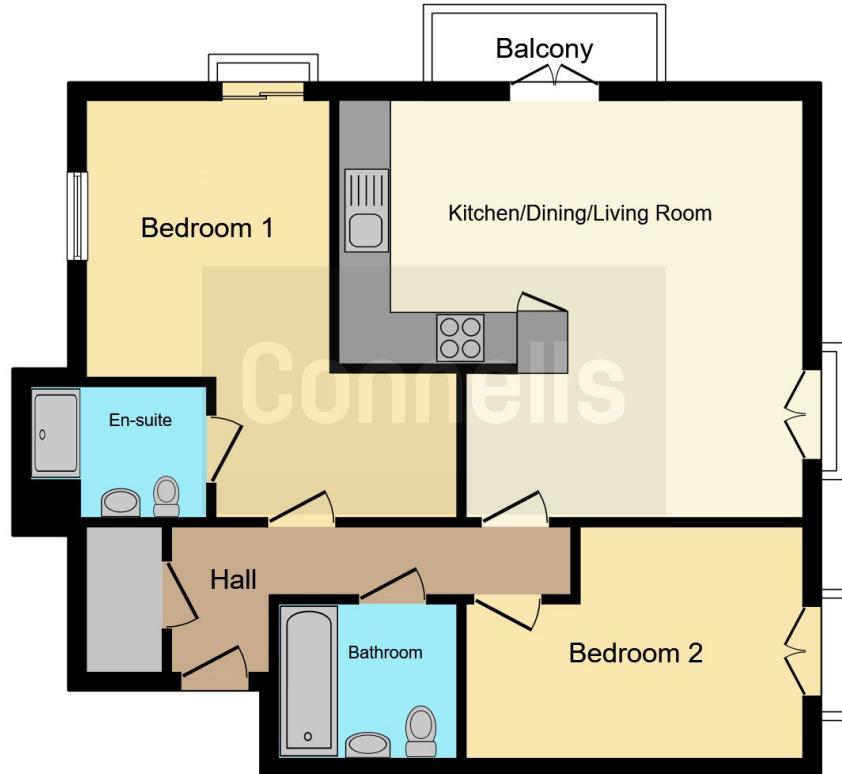
## Leasehold:

Length of Lease: 130 years from 1st January 2014.

Annual Ground Rent: £100

Annual Service Charge: £125





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

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3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: B  
 Council Tax  
 Band: C

Service Charge: 125.00  
 Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR313986](http://connells.co.uk/Property/WOR313986)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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