







## Property Description

Located in the heart of Worcester, this well-presented two-bedroom ground floor flat in Friar Court offers a fantastic opportunity for city-centre living. The property boasts a spacious interior, including a large lounge, a separate fitted kitchen, and two generously sized bedrooms. The master bedroom benefits from its own ensuite, while the second bedroom is ideal for guests, a home office, or additional family space.

Additional features include gas-fired central heating, ensuring comfort throughout the year, and the convenience of an allocated parking space. With its central location, residents will have easy access to local amenities, shops, restaurants, and excellent transport links.

Ideal for professionals, couples, or small families looking for a well-proportioned home in a prime location.

## Ground Floor

### Entrance Hall

Ceiling light, storage cupboard, radiator and carpet flooring.

### Living/Dining Area

17' 11" x 11' 10" ( 5.46m x 3.61m )  
Two rear facing double glazed windows, two ceiling lights, radiator and carpet flooring.

### Kitchen

13' x 9' 7" ( 3.96m x 2.92m )  
Rear facing double glazed window, spotlights, stainless steel sink and drainer unit, tiled splashbacks, integrated oven, gas hob, wall and base units, radiator and tiled flooring.

## Bedroom One

15' 3" max x 10' 5" ( 4.65m max x 3.17m )

Two front facing double glazed windows, ceiling light, radiator and carpet flooring.

## En-Suite

Ceiling light, WC, wash hand basin, walk in shower and a radiator.

## Bedroom Two

15' 3" x 9' 8" max ( 4.65m x 2.95m max )

Two front facing double glazed windows, ceiling lights, radiator and carpet flooring.

## Bathroom

W.C, bath with shower, wash hand basin, radiator and tiled walls.

## Outside

## Parking

There is an allocated parking space for the property.

## Services

All main services are connected to the property.

## Leasehold:

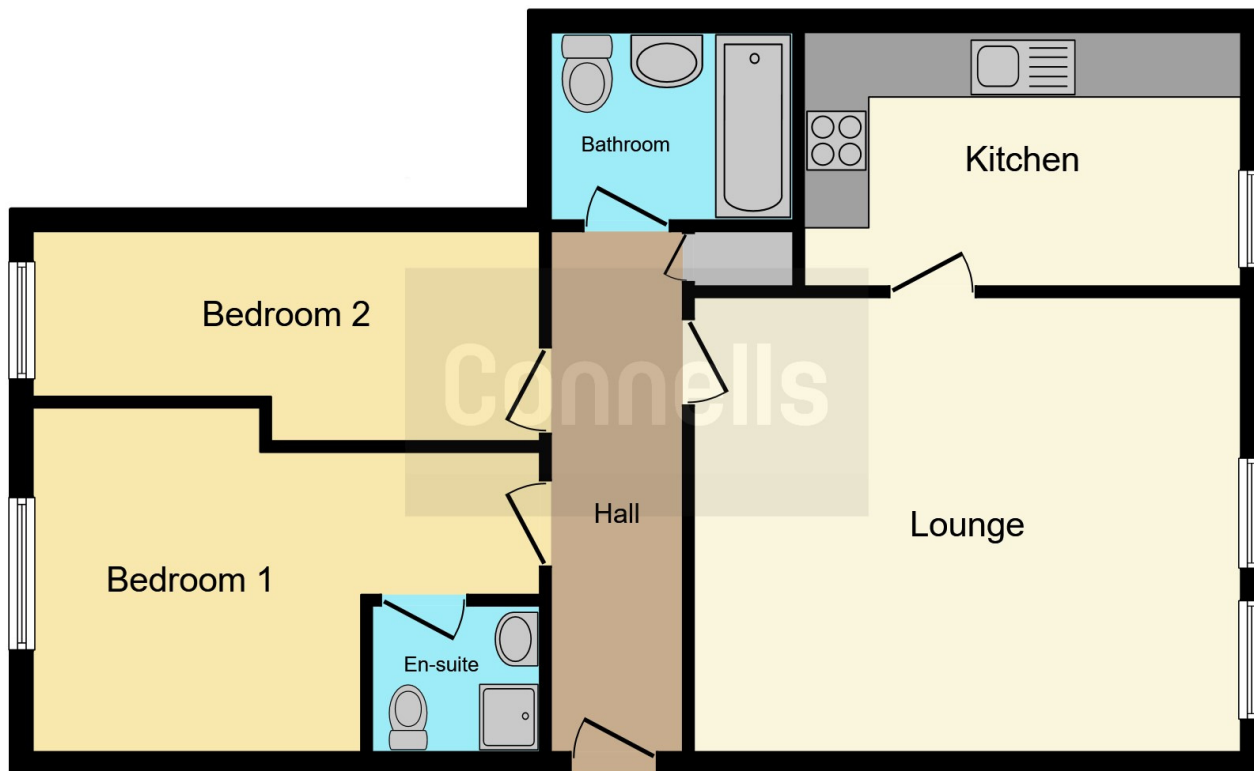
Length of Lease: 999 years from 27th June 2002

Annual Ground Rent: £150

Annual Service Charge: £1700







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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**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1700.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315569](http://connells.co.uk/Property/WOR315569)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jun 2002. 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: WOR315569 - 0001

