



**Connells**

Friar Court  
Worcester



# Friar Court Worcester WR1 2NN

For Sale offers in excess of  
**£160,000**



## Property Description

Situated within the sought-after Friar Court development, this well-presented two-bedroom ground floor flat offers comfortable, modern living in a quiet yet highly convenient location close to Worcester city centre.

The property features a spacious light-filled living room with ample space for both seating and dining, leading through to a well-appointed kitchen with a range of fitted units and generous worktop space. There are two good-sized bedrooms, ideal for a couple, small family, or professional sharers, along with a neatly finished bathroom with contemporary fittings.

Set on the ground floor, the flat benefits from easy access, making it particularly suitable for those seeking step-free living.

Friar Court is ideally located for access to local shops, cafés, and amenities, with excellent transport links including Worcester Shrub Hill and Foregate Street stations within easy reach. The property also offers convenient access to major routes such as the M5, making it perfect for commuters.

An excellent opportunity for first-time buyers, downsizers or investors. Early viewing is highly recommended

## Ground Floor

### Entrance Hall

Ceiling light, radiator and carpet flooring.

### Living Area

15' 6" x 13' 3" ( 4.72m x 4.04m )  
Double glazed window, ceiling light, three wall lights, radiator and carpet flooring.

## Kitchen

10' 6" x 9' 5" ( 3.20m x 2.87m )  
Double glazed windows, spotlights, wall and base units, stainless steel sink and drainer unit, part tiled walls,

## Bedroom One

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Double glazed window, ceiling light, radiator and carpet flooring.

## Bedroom Two

12' 8" x 9' 4" ( 3.86m x 2.84m )  
Double glazed window, ceiling light, radiator and carpet flooring.

## Bathroom

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

## Services

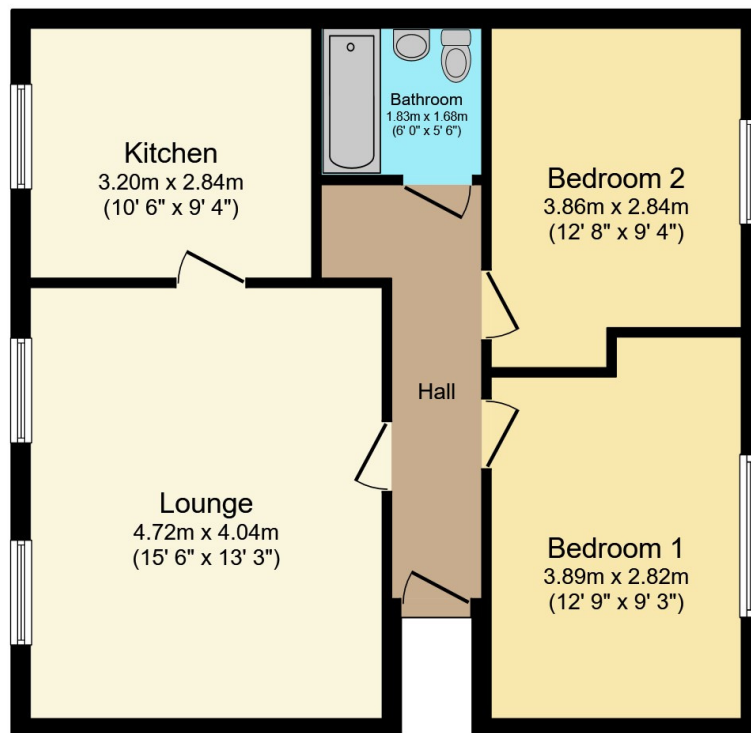
All main services are connected to the property.

## Leasehold:

Length of Lease: 999 years from 27th June 2002  
Annual Ground Rent: £150  
Annual Service Charge: £1600







Total floor area 61.7 m<sup>2</sup> (664 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
1600.00

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315652](http://connells.co.uk/Property/WOR315652)**

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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