



**Connells**

Sansome Point  
Sansome Street  
Worcester



## Property Description

A well-presented one-bedroom second-floor apartment located in the popular Sansome Point development on Sansome Street, Worcester.

The property offers a spacious and light-filled living area, providing a comfortable space for both relaxing and entertaining. The modern bathroom is finished to a contemporary standard, complementing the apartment's practical and stylish layout.

Situated in a convenient central location, the flat benefits from easy access to Worcester city centre, local amenities, and transport links, making it an ideal choice for first-time buyers, professionals, or investors alike.

## Ground Floor

### Communal Entrance Hall

There is a lift and stairs that lead up to the second floor flat.

### Entrance Hall

Spotlights, electric radiator and laminate flooring.

### Living Area

13' 3" x 8' 4" ( 4.04m x 2.54m )  
Front facing double glazed window, two ceiling lights with dimmer switches, electric radiator and carpet flooring.

Door to the side.

Double glazed patio doors to the front with a balcony.

## Kitchen

9' 2" x 7' 10" ( 2.79m x 2.39m )  
Spotlights, wall and base units, integrated appliances, fridge/freezer, oven, microwave, dishwasher, washing machine, stainless steel sink and drainer unit, splashback and vinyl flooring.

## Bedroom

15' 4" x 6' 5" ( 4.67m x 1.96m )  
Rear facing double glazed window, ceiling light with dimmer switches, electric radiator, fitted wardrobes and carpet flooring.

## Bathroom

Walk in shower, bath, towel radiator, W.C., storage cupboard, wash hand basin, tiled walls and tiled flooring.

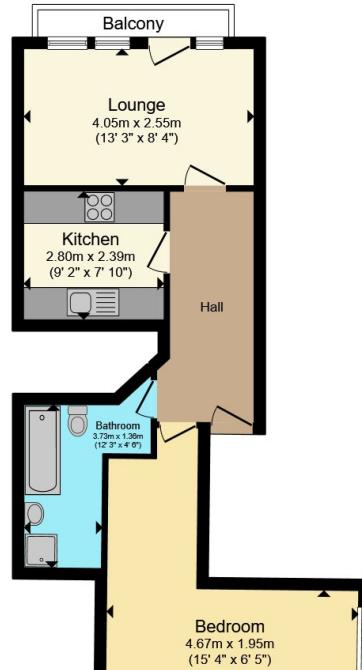
## Services

All main services are connected to the property with the exception of gas.

## Leasehold:

Length of Lease: 125 years from March 2007  
Annual Ground Rent: £100  
Annual Service Charge: £1,450





**Floor Plan**

Total floor area 61.0 m<sup>2</sup> (656 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)

**Connells**



To view this property please contact Connells on

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3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1450.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315767](http://connells.co.uk/Property/WOR315767)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. 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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