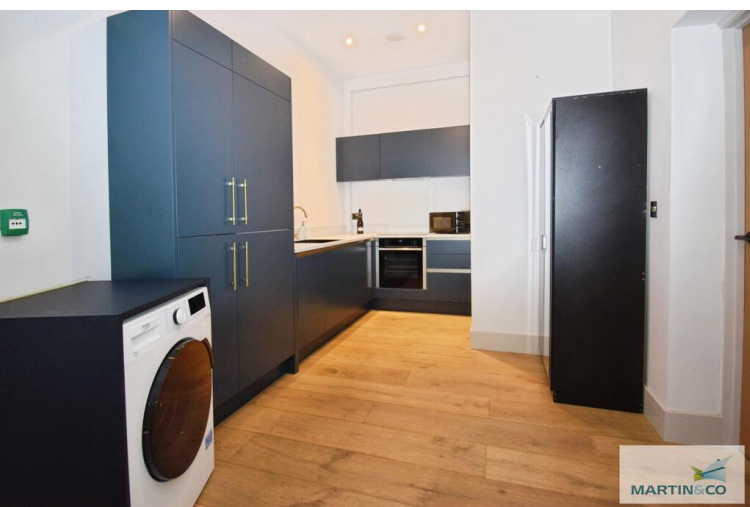


FOR SALE



Gatehouse, 29 The Old Fire Station, Worcester, WR1 2EB

1 Bedroom, 1 Bathroom, Studio Apartment

£150,000

MARTIN&CO



- Modern ground floor studio apartment
- Open plan bed/sitting room
- Fitted kitchen diner
- Shower room
- Double glazing
- Electric heating
- No off-road parking
- Council Tax band TBC
- EPC Rating band C
- No onward chain

**** GROUND FLOOR STUDIO APARTMENT ****

Fantastic opportunity to buy in one of Worcester's premier developments, the period conversion of the historic Old Fire Station.

Located in the heart of the City Centre with it's array of shopping and wide variety of places to eat. Riverside and canalside walks are also close at hand and the City is well served with rail links from Foregate Street and Shrub Hill, both of which are within walking distance and provide easy access to Malvern (8 mins), Cheltenham (25 mins), Birmingham (45 mins), Bromsgrove (25 mins), Oxford (1 hour 5 mins), Reading (1 hour 30 mins), Bristol (1 hour 30 mins), and London Paddington (2 hour 6 mins), Worcester Parkway is a short drive and provides further links to most London stations. The M5 is also within easy reach and provides good access to the West Country to the south and The Midlands and the North West.

This fabulous apartment has double glazing, electric heating and is offered with some furniture, having spacious accommodation of approx 320sqft, comprising: a fitted kitchen diner; open plan bed sitting room; and a shower room.

In addition the property has use of the communal bicycle store and communal terrace garden, but is sold without parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KEY FACTS

Ground floor studio apartment
 Approx 320sqft accommodation
 150 year lease with approx 145 years remaining
 Ground rent, Nil
 Service Charge, Approx £180pcm
 EPC rating band C
 Council tax band TBC
 Use of communal garden
 Use of communal bicycle store
 London 2 hrs 6 min by train

INCLUSIONS

Integrated dishwasher and fridge
 Built-in electric oven, induction hob & cookerhood
 Fitted washer dryer
 Microwave
 Fitted furniture
 Double bed
 Wardrobe
 Blinds as fitted

GROUND FLOOR APARTMENT

FITTED KITCHEN DINER 5.10m x 1.76m < 2.77m
 (16'9" x 5'9" < 9'1")

BED / SITTING ROOM 4.25m x 3.49m (13'11" x 11'5")
 (max)

SHOWER ROOM 2.45m x 0.76m < 1.97m (8'0" x 2'6" < 6'5")

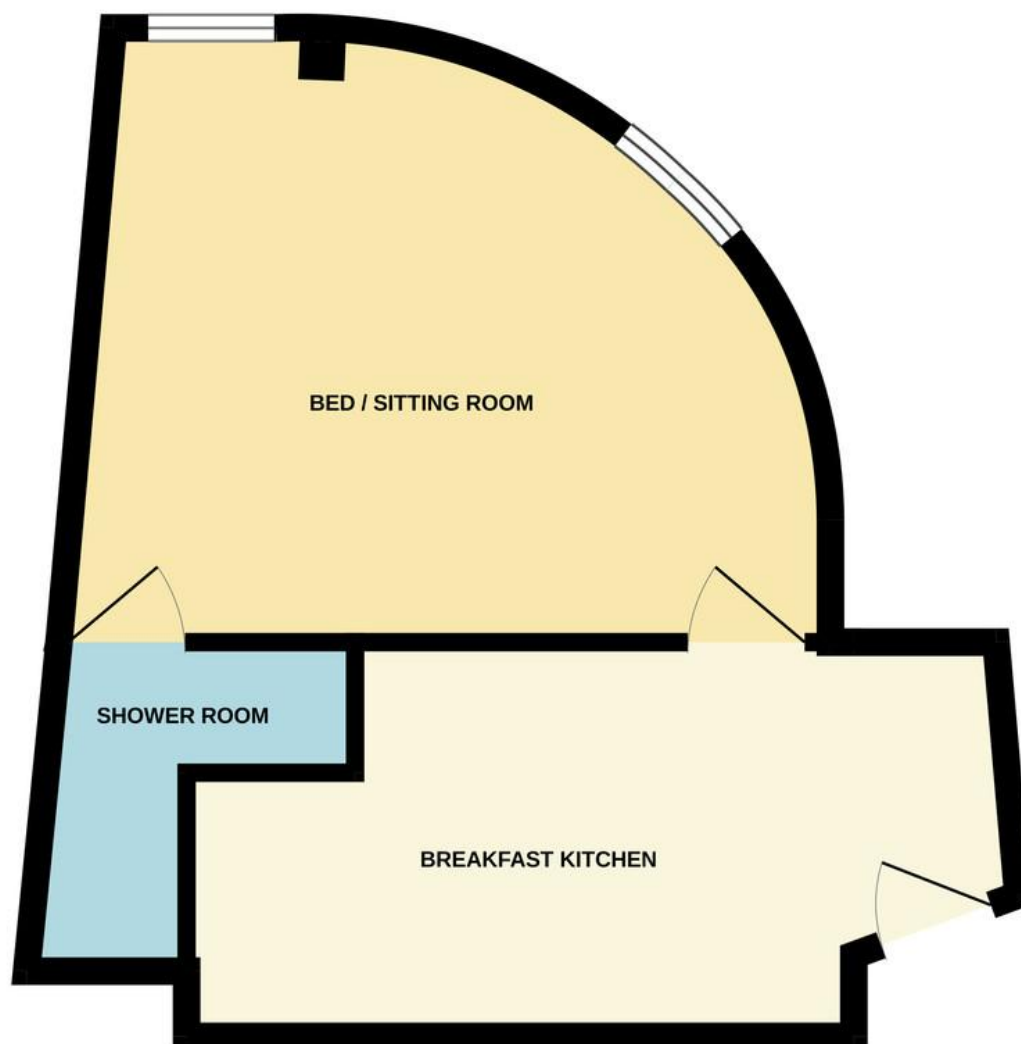
OUTSIDE

PARKING The property does not include off-road parking.

COMMUNAL AREAS The property benefits from use of the communal bicycle store and communal terrace garden.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.