FOR SALE



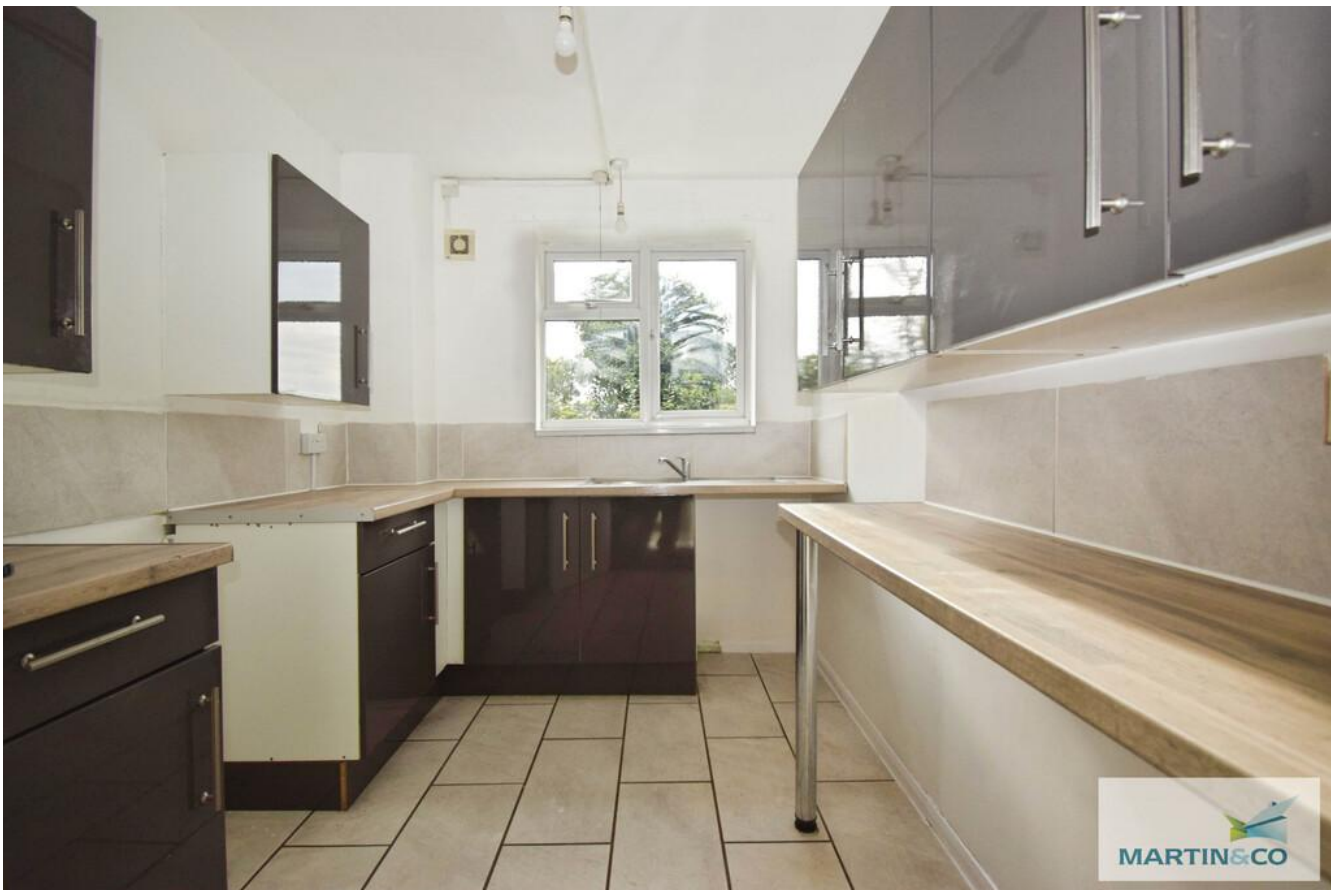


Elgar Court, Rainbow Hill, Worcester

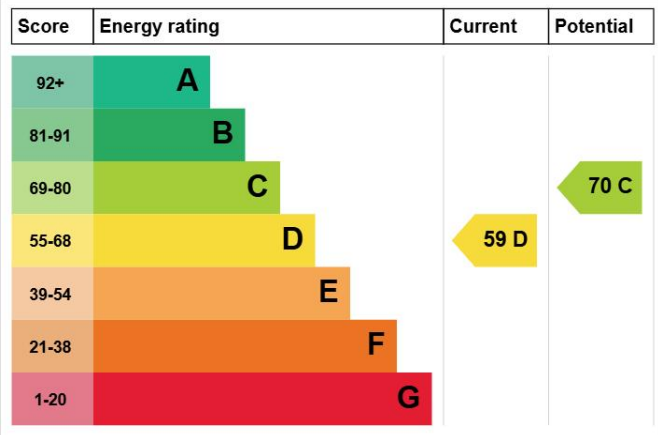
1 Bedroom, 1 Bathroom, Ground Floor Flat

£95,000

MARTIN&CO



- **Ground floor flat**
- **Courtyard parking space**
- **Living room**
- **Modern fitted kitchen**
- **Double bedroom**
- **Shower room**
- **Electric storage heating**
- **PVC double glazing**
- **Council Tax band A**
- **EPC Rating band D**
- **Approx 500sqft accommodation**



*** VACANT & NO UPWARD CHAIN ***

This spacious ground floor apartment offers accommodation of approximately 500sqft and benefits from a long lease with approximately 951 years remaining with nil ground rent.

Situated in a residential area convenient for the facilities of the city centre, the apartment benefits from direct access from the living room to the communal gardens, electric storage heating, PVC double glazing and a parking space in the courtyard on a first come, first served basis.

KEY FACTS
Lease with approx 951 years remaining
Ground rent nil
Service charge currently £1,000pa
Council Tax band A
EPC Rating band D
Floor area approx 500sqft





GROUND FLOOR FLAT

L-SHAPED HALL 2.71m x 1.05m & 2.22m x 0.85m (8'10" x 3'5" & 7'3" x 2'9")

FITTED KITCHEN 3.20m x 2.28m (10'6" x 7'6")

LIVING ROOM 5.14m x 3.20m (16'10" x 10'6")
Enjoying direct access via a French door to the communal gardens.

DOUBLE BEDROOM 4.15m x 2.72m (13'7" x 8'11")

SHOWER ROOM 2.09m x 1.71m (6'10" x 5'7")

OUTSIDE

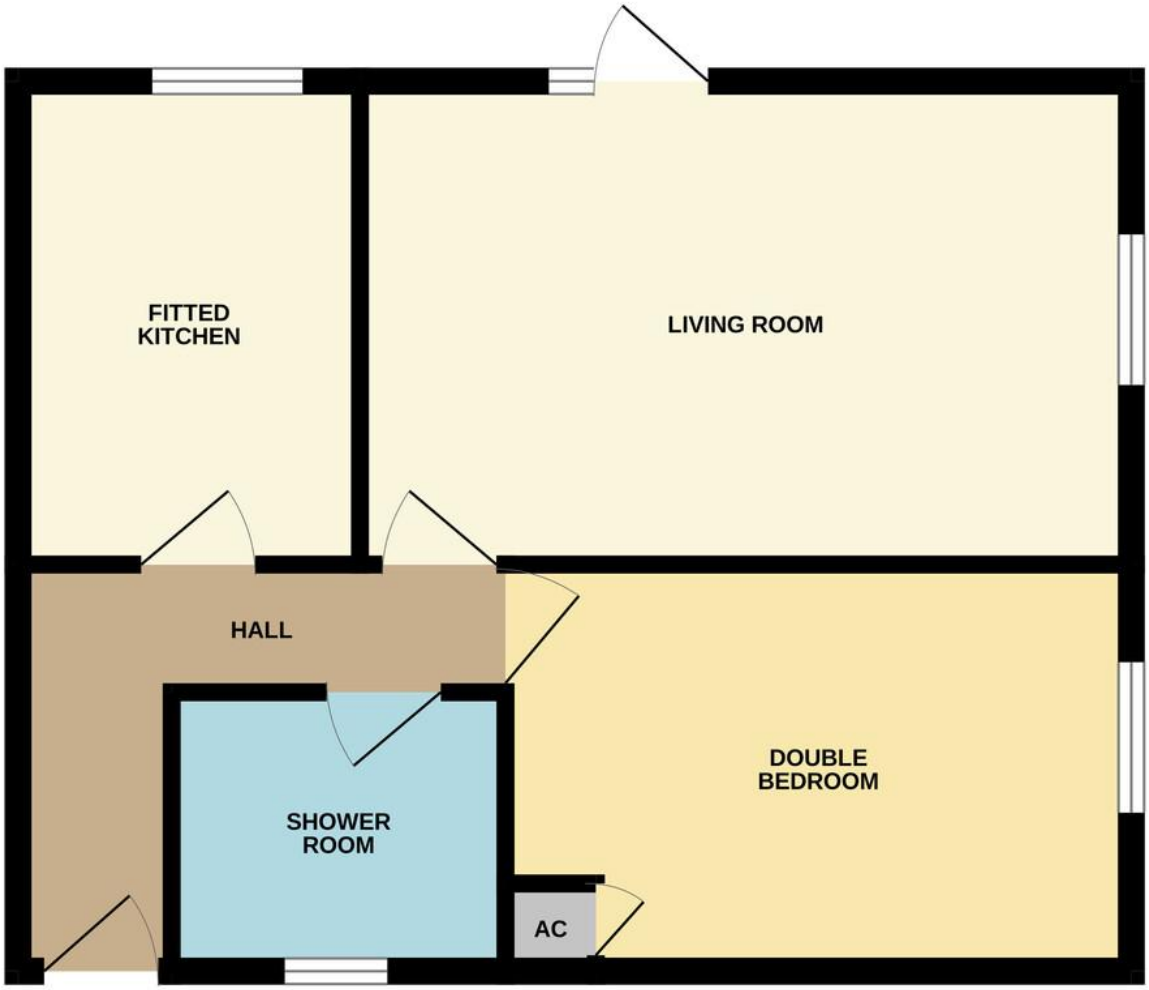
PARKING
The property benefits from parking in the courtyard for one car, on a first come. first served basis

COMMUNAL GROUNDS
The apartment has the benefit of the use of the communal gardens, enjoying direct access from the living room via a French door.





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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