FOR SALE





Surman Street, Worcester

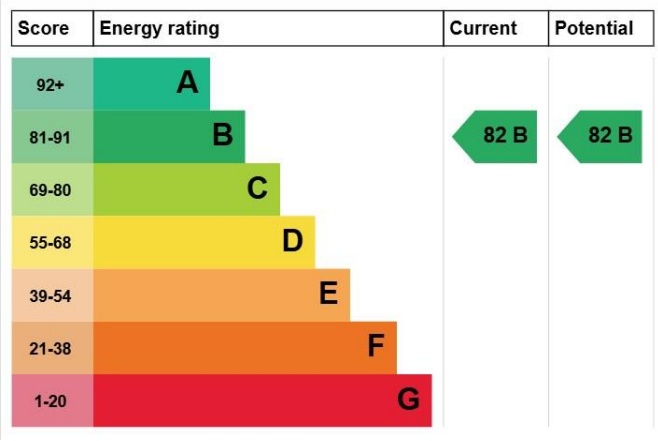
2 Bedrooms, 2 Bathroom, Penthouse Apartment

£325,000

MARTIN&CO



- **Third floor penthouse apartment**
- **Share of Freehold**
- **Gate parking for two cars**
- **Approx 88.25sqm (950sqft)**
- **Large sun terrace with lovely views**
- **Centrally Located**
- **Contemporary double glazing**
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- **Lift into Apartment**
- **Council Tax band D**
- **EPC Rating band B**
- **Vacant & No Upward Chain**



*** VACANT & NO ONWARD CHAIN ***
This penthouse apartment is situated within walking distance of Foregate Street Rail Station and the facilities of the City Centre.

Enjoying secure direct lift access to the apartment, which offers spacious accommodation of approximately 950sqft (plus a good sized sun terrace and two smaller Juliette balconies with lovely rooftop views), comprising: a reception hall; lounge; fitted kitchen & dining room; two bedrooms; en suite shower room; bathroom; and a large store room.

In addition, the property benefits from secure gated parking for two cars, contemporary double glazing and gas-fired central heating.

KEY FACTS
Third floor penthouse
Share of freehold
125 year lease,100 years remaining
Ground rent, nil
Service charge £2,772pa
Estate Management Charge £200pa
Council tax band D
EPC rating band C
Secure gate parking
Lift access direct to apartment
Contemporary double glazing
Gas-fired central heating
Recently installed Worcester combi boiler





INCLUSIONS
Floor coverings as fitted
Window dressings as fitted
Integrated fridge & freezer
Built-in oven, gas hob & cookerhood

THIRD FLOOR APARTMENT

SECURE DIRECT LIFT ACCESS TO PENTHOUSE

RECEPTION HALL 5.35m < 6.48m x 1.25m < 2.64m (17'6" < 21'3" x 4'1" < 8'8")

FITTED KITCHEN & LIVING ROOM 5.84m x 3.86m (19'2" x 12'8")

SUN TERRACE 6.89m x 1.75m & 5.82m x 2.88m (22'7" x 5'9" & 19'1" x 9'5")

LIVING ROOM / POTENTIAL BEDROOM 5.61m x 3.34m < 3.92m (18'5" x 10'11" < 12'10")

BALCONY 1.92m x 0.85m (6'3" x 2'9")

BEDROOM ONE 3.14m x 3.12m < 4.99m (10'4" x 10'3" < 16'4")

BALCONY 3.23m x 0.31m (10'7" x 1'0")

EN SUITE SHOWER ROOM 1.95m x 1.67m (6'5" x 5'6")

BEDROOM TWO / STUDY 2.94m x 1.90m < 2.88m (9'8" x 6'3" < 9'5")

BATHROOM 1.85m x 1.58m (6'1" x 5'2")

STORE ROOM 3.03m x 1.55m (9'11" x 5'1")

OUTSIDE

PARKING
The property benefits from a parking space for two cars in the secure gated courtyard.





THIRD 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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