FOR SALE







4 Albemarle, Norton Barracks, Worcester, WR5 2PA

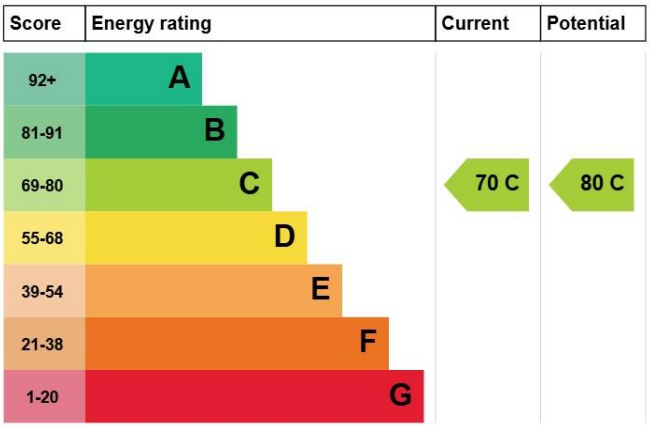
2 Bedrooms, 2 Bathroom, Apartment

£169,950

MARTIN&CO



- **First floor apartment**
- **Long lease, 157 years remaining**
- **Two bedrooms**
- **En suite & Bathroom**
- **Lounge & dining room**
- **Fitted kitchen & Study/store**
- **Wood double glazing**
- **Electric heating**
- **Council Tax band C**
- **EPC Rating band C**
- **Parking space in courtyard**



*** VACANT & NO ONWARD CHAIN ***
As part of the conversion of the grade II listed Norton Barracks, this first floor apartment has a long lease with approx 157 years remaining and is situated in a popular residential area on the outskirts of Worcester, convenient for the M5 and facilities of the City Centre.

The apartment offers spacious accommodation of approx 885sqft, comprising: a hall; lounge & dining room; fitted kitchen; study / store room; two bedrooms; en suite shower room; and a family bathroom.

In addition, the property benefits from a parking space (A4) in the courtyard to the side where visitor spaces are also available, electric heating, wood framed double glazing and use of the communal garden areas.

KEY FACTS
Sold as seen
Council Tax band C
EPC Rating band C
Wood double glazing
Electric heating
189 year lease, 157 years remaining
Service charge £2899.66
Transfer admin fee £135
30/06/2025:
Renewals sinking fund £53,951
Cyclical Maintenance Reserve Fund £29,698





L-SHAPED HALL 4.31m x 1.38m & 2.74m x 2.07m (14'1" x 4'6" & 9'0" x 6'9")

STUDY / STORE ROOM 4.32m x 1.77m (14'2" x 5'9")

BATHROOM 2.13m x 1.84m (7'0" x 6'0")

FITTED KITCHEN 3.27m x 1.92m (10'8" x 6'3")

LOUNGE & DINING ROOM

DINING AREA 3.83m x 1.97m < 2.68m (12'7" x 6'6" < 8'9")

LOUNGE AREA 3.76m < 4.39m x 3.21m (12'4" < 14'4" x 10'6")

BEDROOM ONE 5.49m x 2.69m (18'0" x 8'10")

EN SUITE SHOWER ROOM 2.43m x 0.99m (8'0" x 3'3")

BEDROOM TWO 4.38m x 1.80m < 2.20m (14'4" x 5'10" < 7'2")

OUTSIDE

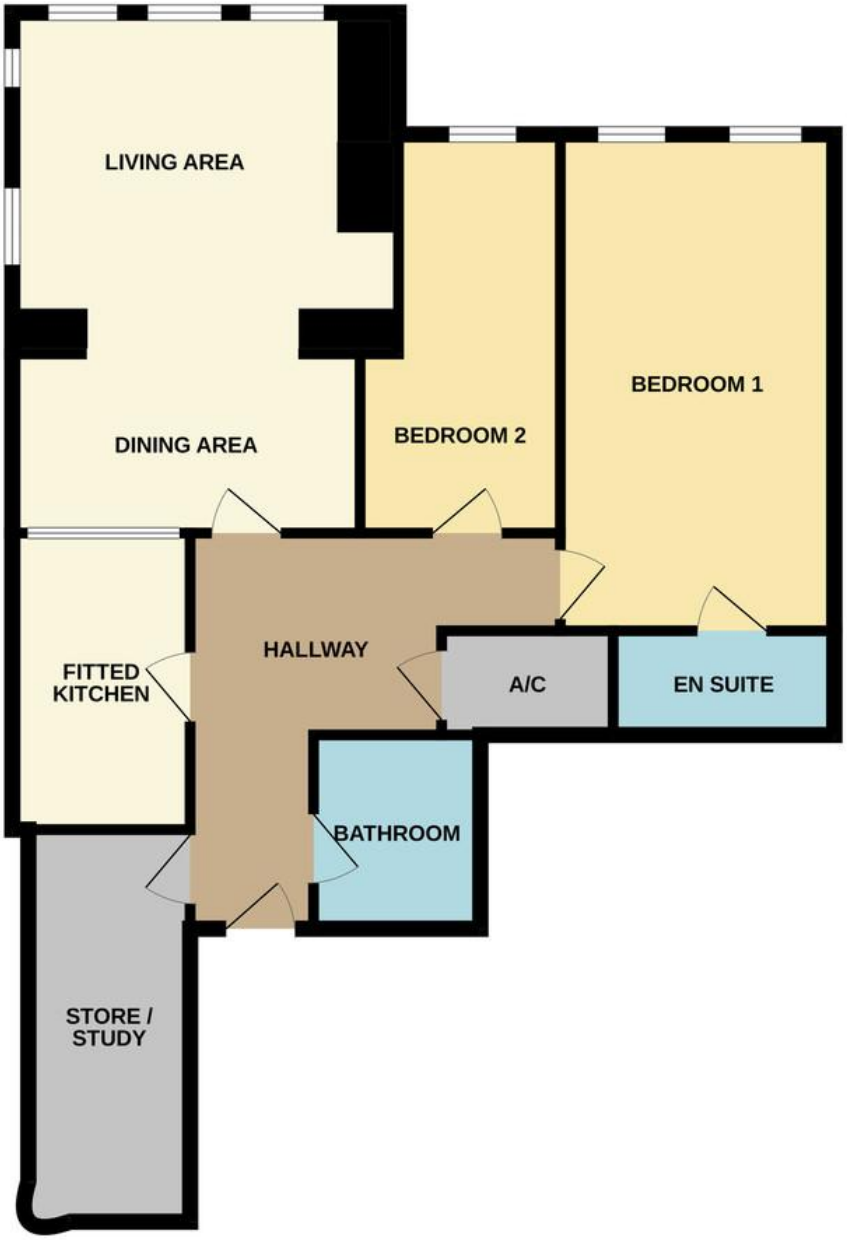
PARKING
The property benefits from an allocated parking space (A4) in the courtyard to the side, where visitor spaces are also available.

COMMUNAL GROUNDS
The property benefits from the use of the communal garden areas.





FIRST 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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