



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 23, The Old Fire Station, Copenhagen Street, Worcester. WR1 2EB

£260,000

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Occupying a prime top-floor position within the award winning, gated development of The Old Fire Station development, this superb apartment offers refined city living in Worcester's most desirable central location. Boasting spectacular cathedral views, contemporary accommodation and immediate access to the city's amenities, it presents an ideal opportunity for discerning professionals seeking both convenience and sophistication.

The property benefits from a lock-up which provides secure parking on site for a city car. The current vendors garage a smart car, which could be included in the sale, ideal for commuting around the City for your day to day needs.

Accommodation: Entrance Hall Area with Utility Cupboard off, open-plan Kitchen with a range of fitted appliances and Breakfast Bar, Lounge/Dining Room, two double Bedrooms and Bathroom. Outside, there is a stunning communal roof garden and immediately outside the apartment, the balcony provides a private area for sitting, eating and enjoying the city and cathedral views.

AGENT'S NOTES:

(1) Some items of furniture may be available via separate negotiation.

(2) Smart Car available via separate negotiation.

(3) There is the benefit of generous private loft space.

Lounge/Kitchen/Diner: - 6.1m x 4.83m (20'0" x 15'10")

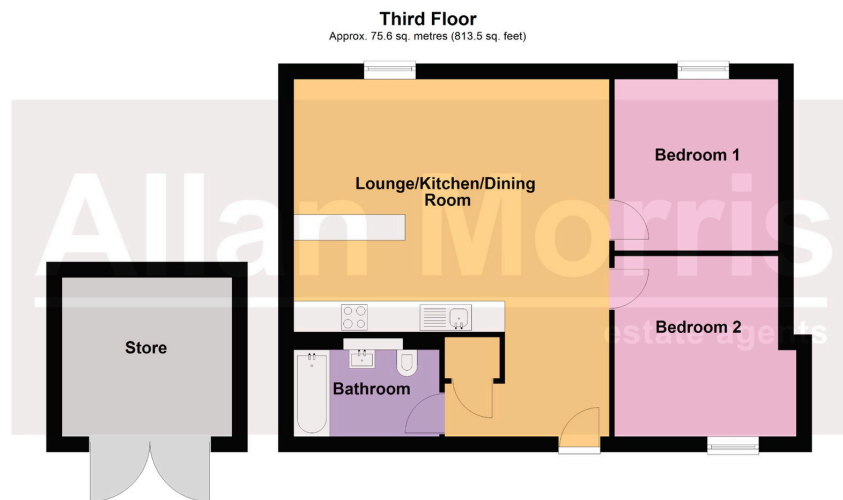
Bedroom 1: - 3.33m x 3.18m (10'11" x 10'5")

Bedroom 2: - 3.53m x 3.51m (11'7" x 11'6")

Bathroom: - 2.82m x 1.93m (9'3" x 6'4")

Store: - 3.3m x 3.07m (10'10" x 10'1")





Total area: approx. 75.6 sq. metres (813.5 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Secure Gated Development
- The City on your Doorstep
- Superb communal roof garden
- No Ground Rent Payable
- Opportunity to acquire Smart Car held in Store for City commuting
- Council Tax Band: B

