



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 7, Severn Grange, Northwick Road, Bevere, Worcester. WR3 7RE

Offers Over £210,000

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A fantastic first floor Apartment with stunning views situated in this quiet corner of North Worcester, benefiting from allocated parking, garaging and within easy reach of local amenities.

Accommodation briefly comprising: Communal Entrance to first floor into Hall, with useful storage cupboards, open-plan Lounge/ Dining Room/Kitchen with sliding doors onto balcony, offering stunning views over communal gardens, Master Bedroom with fitted wardrobes, further double Bedroom with fitted wardrobes and modern Shower Room.

Outside: The property also benefits from an allocated parking space, Garage and access to beautiful communal gardens.

LEASEHOLD:

999 years from 1963 - 937 years remaining.

Current Service Charge: £150/month (reviewable).

LOCATION:

The property is situated in the popular area of Bevere, located in North Worcester offering easy access to local amenities, national road and rail networks.

Living Room / Dining Room - 3.86m x 3.86m (12'8" x 12'8")

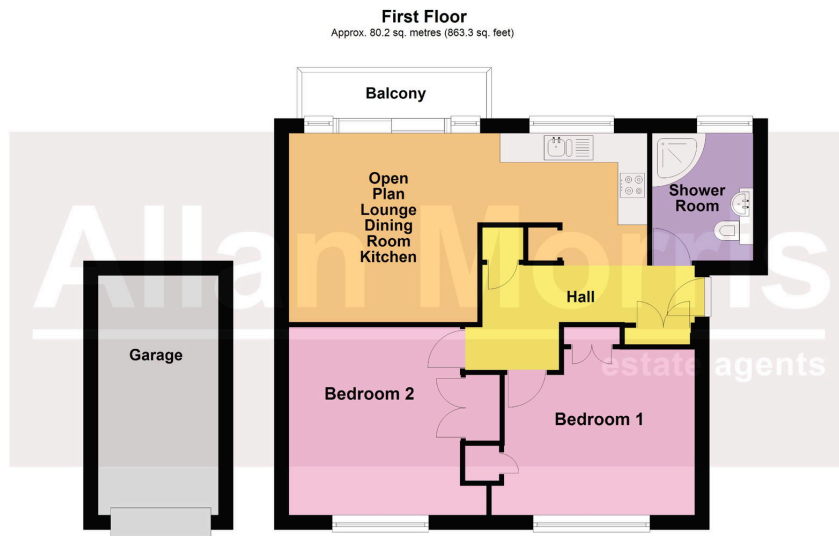
Kitchen Area - 2.77m x 3.45m (9'1" 5'11" max x 11'4" 5'7" min)

Bedroom 1 - 3.86m x 3.58m (12'8" x 11'9")

Bedroom 2 - 4.17m x 3.25m (13'8" x 10'8")

Bathroom - 2.54m x 2.11m (8'4" x 6'11")





Total area: approx. 80.2 sq. metres (863.3 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.

- Beautiful views
- Allocated parking space and Garage
- 2 Double Bedrooms
- Central heating & UPVC double glazing
- Council Tax Band: C
- Balcony
- Spacious and immaculately presented accommodation
- Communal gardens
- Popular and sought after residential area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	