Apartment 14 All Saints House, Moreton Place, Worcester OIE £99,999

Built in 2006, this 2-bed property in All Saints House includes all the features you would expect in a quality apartment, including double-glazing, modern electric panel heaters, Juliet balcony and designer bathroom and kitchen. The building benefits from security access system, lift to all floors and secure bike storage room. It is positioned just a few steps from the city centre shopping area, historic Worcester Cathedral and restaurant plaza.
The apartment comprises:

Lounge/dining area (5m x 3.2m)
Two decorative ceiling light fittings (1 with dimmer controls), panel wall heater, 3 x double power sockets, telephone point, satellite and digital aerial point. Two-way opening double-glazed window. Double-glazed French door with Juliet balcony.

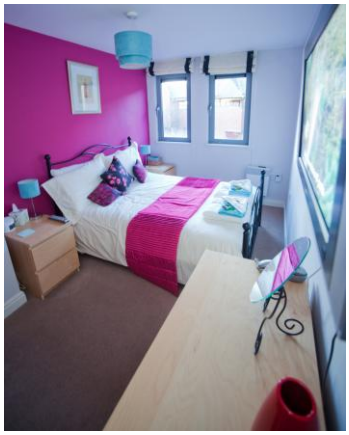


Tiled kitchen area (2.75m x 2.1m)
Hotpoint fitted electric oven and grill, ceramic hob with extractor hood over, space for tall fridge/freezer, plumbing for washing machine (Zanussi washing machine included in sale if required at no additional charge), range of under-counter and wall-mounted storage cupboards and drawer units. Single sink and drainer with mixer taps and fully tiled splash-back. Four recessed ceiling lights (LED) and triple under-counter lighting. Passive air extractor. Ceramic floor tiles.



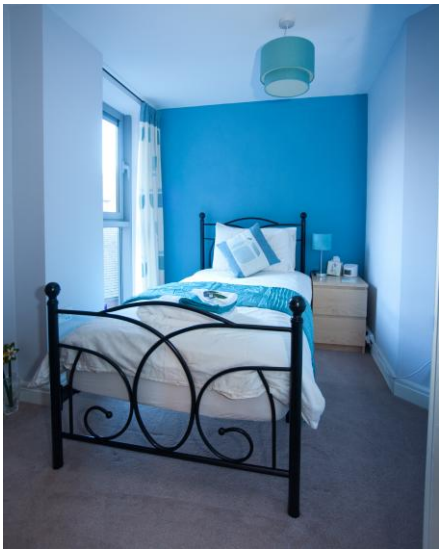
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Double bedroom 1 (4m x 2.52m)
Two north-west facing sealed double-glazed windows with two-way opening. Roller blind fixings. Fitted wardrobe with hanging rail, shelving and deep storage unit. Television point, telephone point, 3 x double power sockets, wall panel heater, heating control unit, triple pendant decorative light fitting.





Study / Office / Bedroom 2 (3.1m x 2.1m)
Full height, floor to ceiling double-glazed window with 2-way opening. Double fitted wardrobe with hanging rail and shelving. Wall panel heater, 2 x double power sockets, television point, telephone point, decorative light fitting.



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Bathroom (2.1m x 1.7m)
Luxury walk-in shower with rain-shower unit and hand-held spray. Wash hand basin with vanity storage unit under. Wall-mounted mirrored storage cabinet. Two-way opening double-glazed window. Electrically heated towel rail. Shaver point, passive air extractor, recessed ceiling lights (LED). Ceramic floor tiles.



Utility cupboard
Hot water tank with immersion heaters and timer unit. Water meter. Electricity consumer unit. Storage.

The basement houses a secure bike store with fixed bike racks for use of residents.

Parking
Free on-street parking is available around 6 minutes walk away. Parking permits can be purchased from Worcester Council or Crowngate Car Park.

Property Information:
- Build year: 2006
- Purchase year: 2006
- Lease remaining: 105 years
- Service charge: £197.24 pm / £2366.88 pa
- Ground rent: £258 pa
- Council tax: £1725 pa (Band C) – 25% discount for single occupancy. 100% discount for students
- Energy costs: ~£80 pm

IMPORTANT NOTE:
The property has recently been repainted magnolia throughout and is offered with vacant possession. The photographs shown in this brochure were taken prior to redecoration and give an indication of how the property could look when repainted and furnished.

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