



Apartment 23, Friar Court, Friar Street, Worcester. WR1 2NN

£199,999

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****NO ONWARD CHAIN**** A spacious two double bedroom Penthouse Apartment of 920sq ft / 85.5sq m, must be viewed to appreciate the space on offer with well presented and well proportioned accommodation, with secure undercover parking space, within the heart of Worcester.

Accommodation briefly comprises: Reception Hall, open-plan Lounge Dining Kitchen, two double Bedrooms, Bathroom and walk-in storage cupboard/wardrobe.

Outside: There is a gated communal courtyard, accessing the front door and the secure covered car parking space.

LEASEHOLD DETAILS:

999 yrs Lease from 06/2002.

Ground Rent: £150.00 pa (TBC via a Solicitor).

Service Charge: £ 1,800 pa (TBC via a Solicitor).

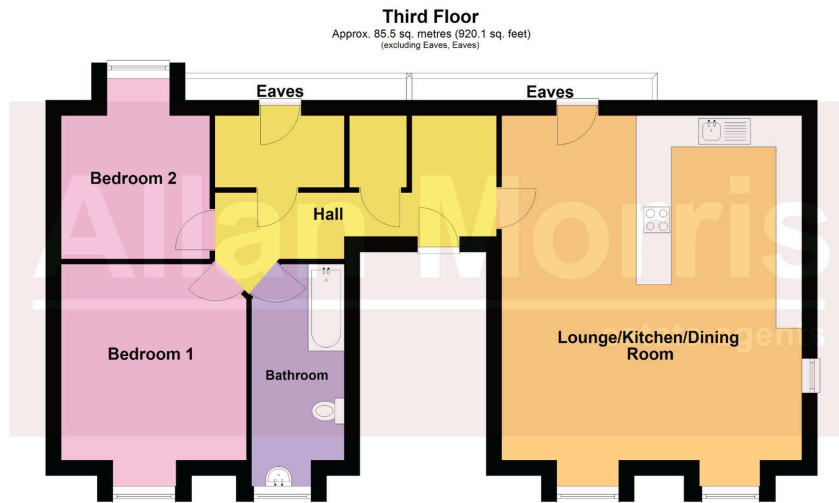
Lounge/Kitchen/Dining Area - 7.16m x 5.8m (23'5" x 19'0")

Bedroom 1 - 4.29m x 3.58m (14'0" x 11'8")

Bedroom 2 - 2.77m x 2.87m (9'1" x 9'4")

Bathroom - 4.29m x 1.79m (14'0" x 5'10")





Total area: approx. 85.5 sq. metres (920.1 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.

- NO ONWARD CHAIN
- Gas central heating & double glazing
- Spacious & well presented accommodation
- Two Double Bedrooms
- Open-plan Lounge Dining Kitchen
- Convenient city centre location
- Viewing highly recommended
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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	