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Bromyard Road, St Johns, Worcester, WR2 5BS

£875 Per Month

- Spacious First Floor Flat
- Large Reception Room
- Bathroom
- Parking Available
- Secondary Glazing Throughout
- One Double Bedroom
- Kitchen/Breakfast Room
- Separate W.C.
- Gas Central Heating
- AVAILABLE IMMEDIATELY

2-6 Bromyard Road, St Johns, Worcester, Worcestershire, WR2 5BP
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Flat 1A Bromyard Road, Worcester WR2 5BS

Set within the picturesque grounds of St John's Church, this unique, Grade II listed first-floor flat offers character-filled living. The property strikes an ideal balance between local charm and urban convenience, sitting within easy walking distance of the vibrant city centre and local railway links, while also providing effortless access to the M5 motorway network. AVAILABLE IMMEDIATELY.
********** EARLY VIEWING ESSENTIAL TO BE APPRECIATED **********

1 1 1 C

Council Tax Band: A











LOCATION & DESCRIPTION
Often referred to as "the village in the city," St John's is one of Worcester's most vibrant and sought-after suburbs. Positioned on the western bank of the River Severn, the area centres around the historic St John in Bedwardine Church and offers a bustling area packed with independent shops, cafés, traditional pubs, and a major supermarket.

Residents benefit from scenic riverside walks, local parks, and proximity to the University of Worcester, while Worcester city centre and Foregate Street train station are just a short stroll across the bridge. With excellent road links to the M5 (Junction 7) and surrounding countryside, St John's perfectly blends community charm with commuter convenience.

RECEPTION HALL
A spacious L'shape hallway with wall light, radiator and doors to:-

LIVING ROOM
15'7 x 12'5
A light and airy spacious reception room with ceiling light, rear and side facing secondary glazed windows, radiator and an ornamental fireplace with hearth and mantle over.

BREAKFAST KITCHEN
20'6 x 9'6
Combining kitchen and dining areas with two ceiling lights, front and rear facing secondary glazed windows, radiator and feature ornamental fireplace. There are a range of wall, drawer and base units, roll top work surface over, tiled splashback, stainless steel sink, matching drainer , mixer tap, free standing gas cooker with extractor fan over and appliances insitu to include washing machine and fridge/freezer.

BEDROOM
15'3 x 13'2
A generously proportioned double bedroom full of charm, complete with an attractive ornamental fireplace, ceiling light, radiator, and a side-facing secondary-glazed window.

BATHROOM
8'13 x 7'2
Ceiling light, front facing secondary glazed opaque window and radiator. There is a two piece white suite consisting of bath with shower over and wash hand basin with pedestal.

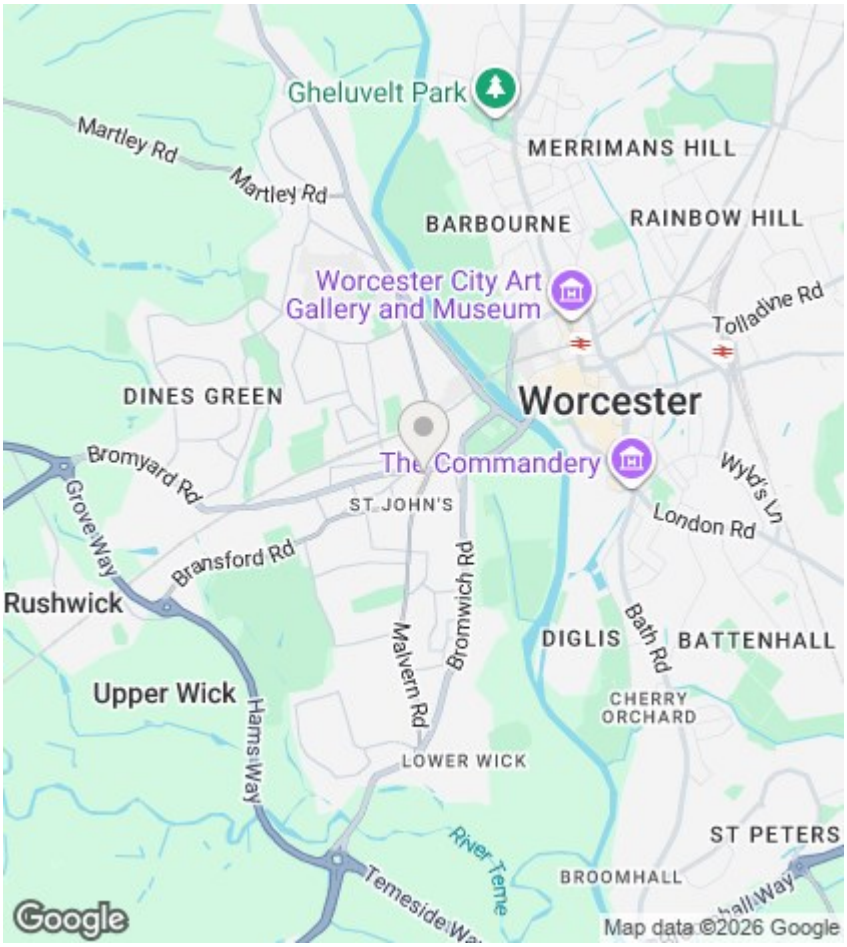
W.C.
6'0 x 4'4
Ceiling light and front facing secondary glazed opaque window. There is a two piece white suite consisting of a wash hand basin and a low level W.C.

OUTSIDE
A solid wooden front door opens into the building, where a staircase leads up to the first-floor. The property benefits from off-road parking within a private car park..

SERVICES
All mains services are connected to the property.
Gas and Electric are supplied via the Church on sub meters with no standing charge. Unit rates are currently 22.13p per unit for electricity and 6.3484p per unit for gas.

RENT
£875 PCM

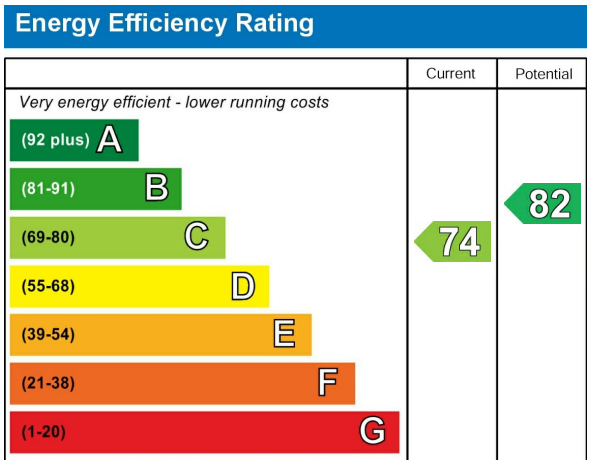
DEPOSIT
One months' rent = £875



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C





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