



**Connells**

Gresham Court Shrubbery Avenue  
Worcester



# Gresham Court Shrubby Avenue Worcester WR1 1QH

For Sale  
£175,000



## Property Description

A well-presented two-bedroom apartment situated in the sought-after Gresham Court on Shrubby Avenue, Worcester.

This flat offers modern and comfortable living in a convenient location, ideal for professionals, first-time buyers or investors. The accommodation comprises a welcoming entrance hallway leading to an open-plan kitchen and lounge area, designed for both everyday living and entertaining. The kitchen is well equipped with ample storage and worktop space, seamlessly flowing into the living area.

There are two well-proportioned bedrooms, both offering comfortable accommodation, along with a contemporary bathroom fitted with quality fixtures and fittings.

Further benefits include an allocated parking space, secure communal areas, and well-maintained grounds. Gresham Court is ideally positioned within easy reach of Worcester city centre, local amenities, transport links, and the scenic Shrubby, making this an excellent opportunity for convenient city living.

## Ground Floor

### Communal Entrance Hall

Communal entrance hall leading the property on the ground floor.

### Entrance Hall

### Open Plan Kitchen/ Living Area

15' 1" x 9' 8" ( 4.60m x 2.95m )  
Rear facing double glazed window, ceiling lights, storage heater, wall and base units, stainless steel sink and drainer unit, tiled splashback, integrated oven and hob and laminate flooring.

## Bedroom One

10' 9" x 8' 5" ( 3.28m x 2.57m )  
Rear facing double glazed window, ceiling light, fitted wardrobe, storage heater and carpet flooring.

## Bedroom Two

9' 7" x 7' 11" ( 2.92m x 2.41m )  
Side facing double glazed window, ceiling light, storage heater and carpet flooring.

## Bathroom

W.C, bath with shower, wash hand basin and tiled walls.

## Outside

### Outside Front

To the front of the property is a path leading to the front door.

### Outside Rear

To the rear of the property is an allocated parking space.

## Services

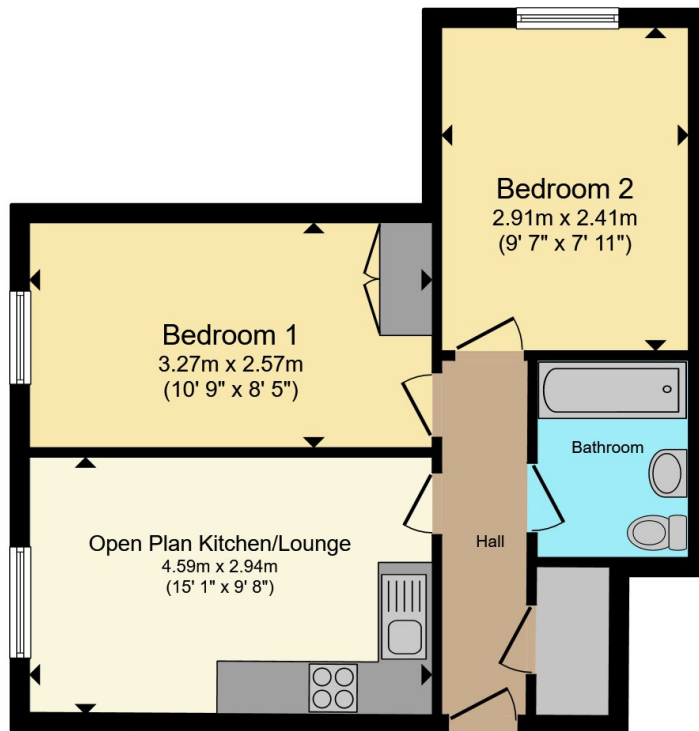
All mains services are connected to the property.



## Leasehold:

Length of Lease: 999 years remaining from  
24th December 1993  
Annual Ground Rent: £80  
Annual Service Charge: £1,368





Total floor area 46.7 m<sup>2</sup> (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1368.00

Ground Rent:  
80.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315703](http://connells.co.uk/Property/WOR315703)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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