



**Connells**

Elm Court Elm Green Close  
Worcester



## Property Description

A beautifully presented two-bedroom penthouse apartment situated in the sought-after Elm Court, Elm Green Close, Worcester, offering modern living with the rare benefit of a stunning rooftop terrace and allocated parking.

This well-appointed flat features a bright and spacious open-plan living and dining area, designed to maximise natural light and create a welcoming space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances, providing both style and practicality.

The property boasts two generously sized bedrooms, including a well-proportioned principal bedroom, alongside a sleek family bathroom finished to a high standard.

One of the standout features of this home is the impressive private rooftop terrace, offering panoramic views across the River Severn and neighbouring countryside, towards the Malvern Hills- the perfect setting for outdoor dining, entertaining guests, or simply enjoying the sunset.

Further benefits include an allocated parking space, secure entry system, and a convenient location close to local amenities, transport links, and Worcester city centre.

An ideal purchase for first-time buyers, professionals, or investors seeking a modern property in a desirable residential development.

## Ground Floor

### Communal Hallway

On the Ground Floor is a communal hallway. There is a staircase that leads to the second-floor landing, which offers access solely to the Apartment and the roof garden.

### Entrance Hall

Intercom, boiler cupboard, laminate flooring.

Doors to all rooms.

### Living Area

19' 3" x 18' 2" ( 5.87m x 5.54m )  
Rear facing double glazed window with panoramic views, three ceiling lights, two electric heaters and laminate flooring.

### Kitchen

9' 9" x 7' 5" ( 2.97m x 2.26m )  
Rear facing double glazed window, ceiling light, wall and base units, stainless steel sink and drainer unit, integrated appliances, part tiled splashback and tiled flooring.

### Bedroom One

15' 4" x 9' 11" ( 4.67m x 3.02m )  
Front facing double glazed window, ceiling light, electric radiator and carpet flooring.

## Bedroom Two

12' 8" x 10' ( 3.86m x 3.05m )

Front facing double glazed window, ceiling light, electric radiator and carpet flooring.

## Bathroom

Rear facing double glazed window, W.C, wash hand basin, bath with shower, tiled walls and tiled flooring.

## Rooftop Terrace

There is private entrance to the rooftop terrace with artificial grass and panoramic views.

## Parking

There is one allocated parking space for the property.

## Services

All main services are connected to the property.

## Leasehold:

Length of Lease: 125 years from 25th March 2021

Annual Ground Rent: £0

Annual Service Charge: £148.23





**Floor Plan**

Total floor area 68.1 m<sup>2</sup> (733 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: F Council Tax Band: B

Service Charge: 148.23 Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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