



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 8, Doltons Wharf, Spring Lane, Worcester. WR5 1AW

Guide Price £160,000

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A canal side ground floor one bedroom apartment, offering spacious and well presented accommodation, with allocated off road parking and a private courtyard garden, overlooking one of the most natural riverbank-looking sections of the canal within Worcester. Situated at the end of a quiet cul-du-sac in a popular and sought after residential area, the location provides easy access to Worcester city centre and national road and rail networks.

Accommodation briefly comprising: Reception Hall, open plan Lounge Kitchen Dining Room, Bedroom, storage cupboard and Bathroom.

Outside: To the front of the property is a mono-bloc frontage with allocated car parking space. To the rear of the the property is a private mono-bloc, enclosed courtyard garden with outside courtesy light, overlooking one of the most natural riverbank-looking sections of the canal within Worcester.

Agents Note: The property further benefits from a secure brick bicycle store and separate brick bin storage areas.

The property is Leasehold with a 999 year lease commenced in January 2005, therefore approximately 978 years remaining.

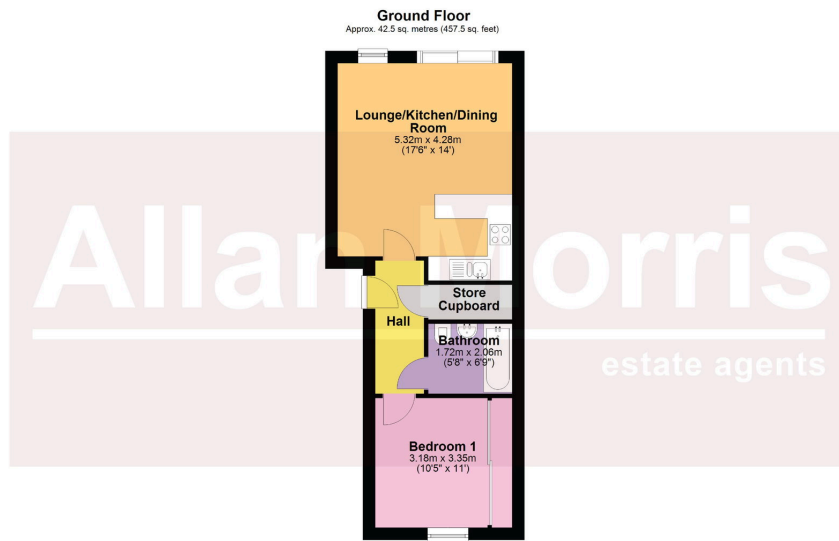
Combined ground rent and maintenance charge of £664.50 (to be confirmed by solicitor) paid half yearly (£332.25)

Lounge Kitchen Dining Room - 5.32m x 4.28m (17'5" x 14'0")

Bedroom - 3.18m x 3.35m (10'5" x 10'11")

Bathroom - 1.72m x 2.06m (5'7" x 6'9")

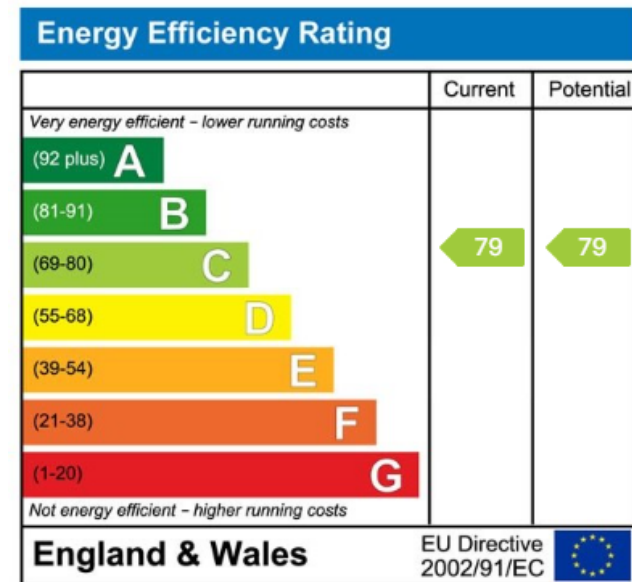




Total area: approx. 42.5 sq. metres (457.5 sq. feet)

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
- Well proportioned accommodation
- Popular central location
- Private courtyard/patio
- Viewing highly recommended
- Ground floor Apartment
- Gas central heating & double glazing
- Allocated parking space
- Canal side location
- Council Tax Band B



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