



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 9, Rectory Place, 4 Wylds Lane, Worcester. WR5 1DA

Guide Price £500,000

🛏 3 🚿 2 🚗 1



**\*NO ONWARD CHAIN\*** An immaculately presented three bedroom property, offering versatile living space within this historic Grade II Listed Building, a rare opportunity to acquire a unique home ideally situated for Worcester City centre and national transport links.

Upon entering through the original Victorian entrance, which is now the private entrance just for this apartment, a welcoming Reception Hall with original stone staircase leading to all floors: A spacious, open-plan Lounge Dining Room Kitchen, perfect for modern living and entertaining, a flexible mezzanine Study/Bedroom with fitted library, two generously sized Double Bedrooms with large fitted wardrobes, a Bathroom and a separate en-suite Shower Room. Outside, there is a seating area and outside tap. The property comes with a large private Single Garage, with power and light, and a rear courtesy door. Residents can enjoy the mature communal gardens, predominantly laid to lawn with established shrub borders, offering an attractive outlook over Fort Royal Park.



**Leasehold Information:** The property comes with a 125-year lease, which commenced in January 2005, approximately 104 years remaining. The freehold is owned collectively by all the leaseholders and the new owner will acquire a 1/17th share of the freehold. A service charge of £193.51 per month from 1st May 2026 to 30th April 2027.

**Lounge Kitchen Dining Room - 6.75m x 7.48m max (22'1" x 24'6")**

**Bedroom 2 - 3.59m x 4.72m (11'9" x 15'5")**

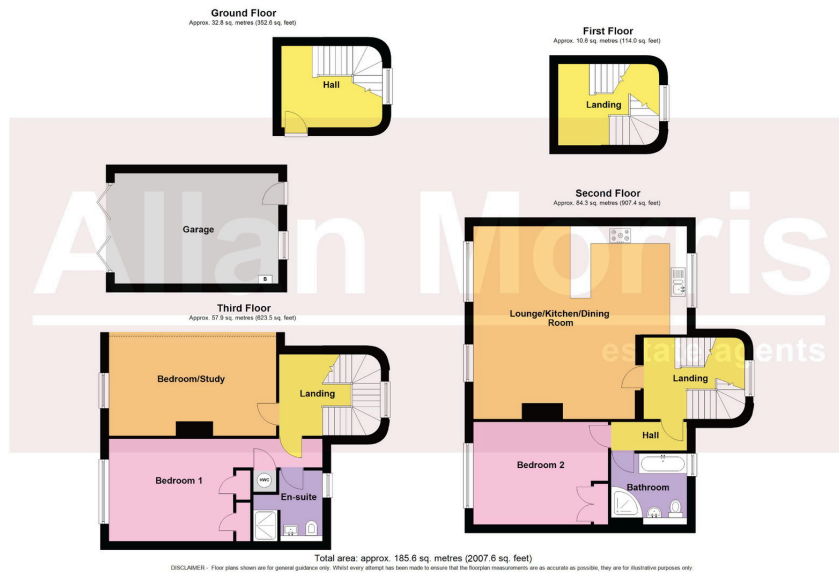
**Bathroom - 2.48m x 2.66m (8'1" x 8'8")**

**Bedroom 1 - 3.59m x 7.48m (11'9" x 24'6")**

**Bedroom/Study - 3.33m x 5.86m (10'11" x 19'2")**

**Garage - 3.86m x 5.74m (12'7" x 18'9")**





- No Onward Chain
- Convenient central location
- Central Heating
- Unique property within historic building
- Share of Freehold
- Spacious, versatile & immaculately presented
- Mature communal gardens
- Private Garage
- Viewing highly recommended
- Council Tax Band C

