



QualitySolicitors
Parkinson Wright
Estate Agents



King Edmunds Square, Worcester, WR1 3NL

£900 Per Calendar Month

- City Centre Location
- Two Bedrooms
- Allocated Parking
- Newly refurbished
- Double Glazing

3 King Edmunds Square, Worcester WR1 3NL

A newly refurbished two bedroomed apartment in a city centre location with double glazing and allocated parking. AVAILABLE IMMEDIATELY. EPC - B



Council Tax Band: B



LOCATION & DESCRIPTION

The property is newly refurbished throughout and is situated in the heart of Worcester city centre in a superb position for rail links with Foregate Street station just a few minutes' walk away. There are a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs restaurants and leisure facilities. There are nursery, primary, high schools and Worcester University building all nearby. Medical practitioners, dentists and opticians are also all within walking distance. From an allocated parking space, the uPVC front door opens to;

LIVING ROOM

12'4" x 12'0"

With six recessed ceiling spotlights, an electric wall heater and a front facing uPVC double glazed window. This room benefits from a built in cupboard with shelves. Door to;

KITCHEN

8'10" max x 8'7" max

Being newly fitted with base and wall units, stainless steel chimney extractor, built in oven and Neff halogen hob. A composite sink with chrome mixer tap completes this kitchen. Recessed ceiling lights and rear facing uPVC double glazed window.

INNER HALLWAY

With ceiling light fitting and doors to;

BEDROOM ONE

12'4" x 8'8"

Pendant ceiling light, electric wall heater and front facing uPVC double glazed window.

SHOWER ROOM

5'3" max x 7'9" max

Newly fitted having a basin unit with cupboards below and wall mounted mirror above. Corner shower unit with mixer shower, a WC and ceiling extractor. The shower room benefits from a wall mounted electric towel rail.

BEDROOM TWO

8'9" max x 6'5" to cupboard

Ceiling pendant light with bulb, electric wall heater and rear facing uPVC double glazed window. There is a built in cupboard housing the hot water tank.

SERVICES

We believe all mains water, drainage and electric are connected.

TENANCY

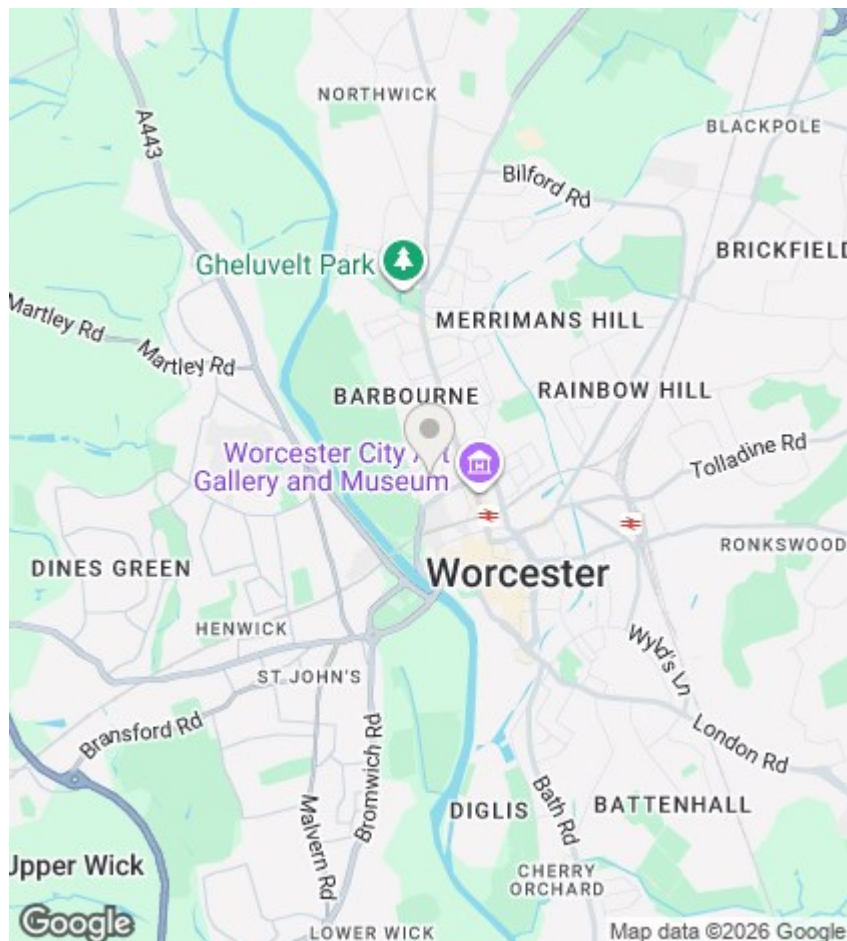
Offered on an initial 12 month tenancy.

RENT

£900pcm exclusive

DEPOSIT

One month's rent = £900



Viewings

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

EPC Rating: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		