



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 17, Colehurst Park, Lansdowne Walk, Worcester. WR3 8JF

Offers In Region Of £210,000

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A much improved and well presented two bedroom 1st floor Apartment, benefiting from private balcony area, enjoying wonderful view over the communal gardens, as well as from use of communal parking area and private En-bloc Garage.

Accommodation briefly comprises: Entrance Hall, Lounge/Diner, Kitchen, two Bedrooms and Bathroom.

Outside: Private balcony, En-bloc single Garage, use of communal parking and stunning gardens.

#### LOCATION:

The property is located in the popular Colehurst Park development, within easy reach of Worcester city centre and Shrub Hill Railway Station, offering direct rail links to London and Birmingham. The location is also placed for access to local shops and amenities.



**Lounge / Diner:** - 5.31m x 3.78m (17'5" x 12'5")

**Kitchen:** - 4.75m x 2.97m (15'7" x 9'9")

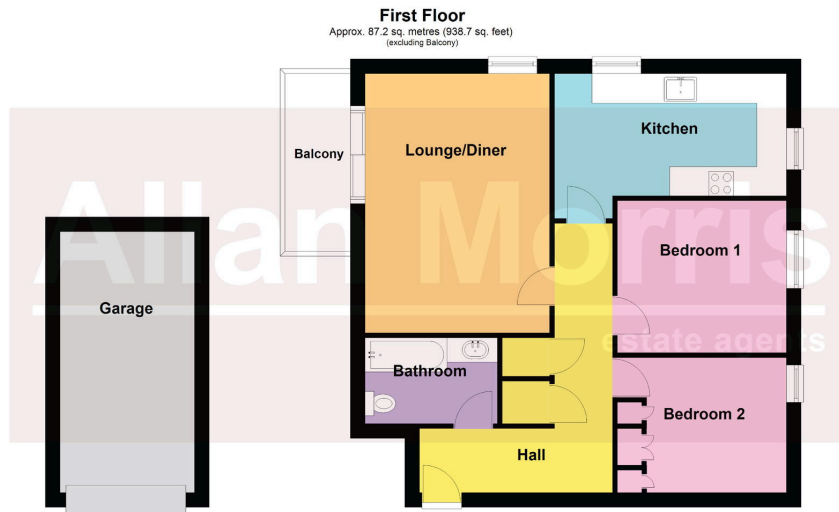
**Bedroom 1:** - 3.45m x 3.12m (11'4" x 10'3")

**Bedroom 2:** - 3.45m x 2.77m (11'4" x 9'1")

**Bathroom:** - 2.72m x 1.75m (8'11" x 5'9")

**Garage:** - 5.33m x 2.77m (17'6" x 9'1")





Total area: approx. 87.2 sq. metres (938.7 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.

- Spacious 1st floor Apartment • 2 Bedrooms
- Refitted Kitchen
- Living Room with balcony area off
- Communal Parking
- Private Garage
- Stunning communal gardens
- Easy access to city centre
- Long Lease
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	