



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 28, Newport House, Newport Street, Worcester. WR1 3NG

Guide Price £175,000

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A 3rd floor two bedroom Apartment within this popular development, in the heart of the city, with secure croft parking. The location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Communal Entrance, stairs/lift to all floors and door to: Private Reception Hall with doors leading off to an open-plan Lounge Dining Kitchen, with built-in appliances (to include washer/dryer, dishwasher, electric oven, induction hob and fan over), two Bedrooms (Main Bedroom having an En-Suite Shower Room) and Bathroom.

Outside: There is a communal courtyard and one allocated parking space in a secure croft parking area.

LEASEHOLD:

Ground Rent £250 per annum (£125 paid every 6 months, June paid next due in December).

Service/Maintenance Charge: £2,377 1st June to 31st May yearly, this year has been paid - this is reviewable and Vendor advise should be reducing next year.

Lease Expiry Date: 15/04/2155 (128 Years).

Lounge Kitchen Dining Room: - 6.05m x 5.64m (19'10" x 18'6" maximum)

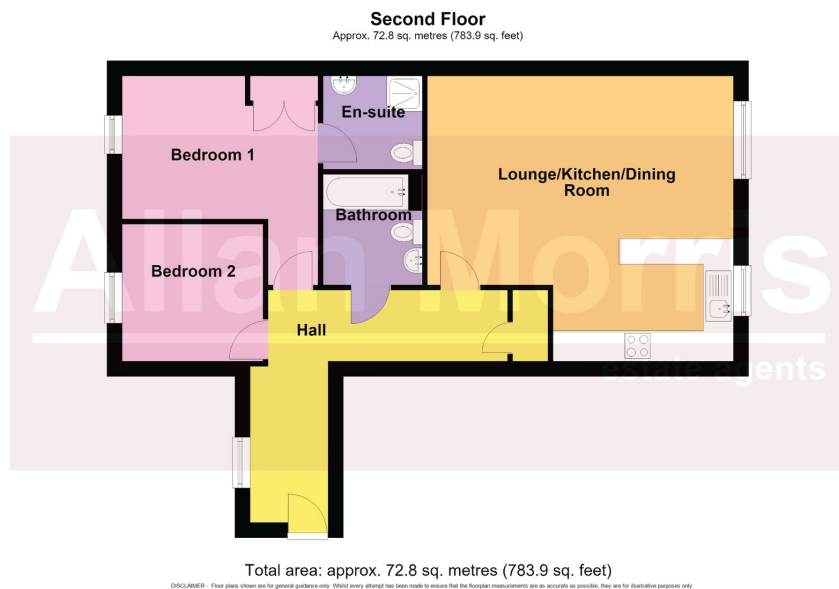
Bedroom 1: - 4.11m x 3.86m (13'6" x 12'8")

En-Suite Shower Room: - 1.96m x 1.83m (6'5" x 6'0")

Bedroom 2: - 2.77m x 2.72m (9'1" x 8'11")

Bathroom: - 2.18m x 1.96m (7'2" x 6'5")





Total area: approx. 72.8 sq. metres (783.9 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
- Secure croft parking
- Fitted Kitchen with appliances
- Viewing highly recommended
- 2 Bedroom Apartment
- Electric heating & double glazing
- City centre location
- Council Tax Band: C

