



## Apartment 8 The Old Fire Station

Copenhagen Street, WR1 2EB

Andrew Grant

# Apartment 8 The Old Fire Station

Copenhagen Street, Worcester, WR1 2EB

**2 Bedrooms   1 Bathroom   1 Reception Room**

A high-specification apartment in a converted fire station with private terrace, communal roof garden and secure parking near the river.

- Two bedroom first floor home with stylish open plan living space
- High end kitchen with quartz topped island, mirrored splashback and integrated appliances
- Private terrace plus access to landscaped communal roof garden
- Allocated undercover parking and secure gated entry
- City centre location close to amenities, riverside walks and transport

This first floor apartment forms part of the characterful Old Fire Station conversion in the heart of Worcester. It offers a generous open plan kitchen, living and dining area finished to a high specification, two bedrooms including a principal suite with fitted wardrobes, and a sleek modern bathroom. A private terrace extends the living space, with access to a beautifully landscaped communal roof garden. The property includes secure undercover parking and sits within easy reach of the river, shops, cafés and transport links.

752 sq ft (69.9 sq m)





## The kitchen

An open plan kitchen anchors the main living space and is designed for both cooking and entertaining. Sleek navy and white cabinets conceal high quality appliances, while a mirrored splashback and quartz topped island with breakfast bar create a focal point. Gold tone fixtures and under cabinet lighting add a luxurious touch, and a run of units along one wall leaves the centre clear for movement into the adjoining dining and sitting areas.





## The living area

The living area completes the open plan space as a relaxing zone for everyday life. A feature wall frames the entertainment area and pendant globe lights draw the eye upward to the high ceiling. Two tall sash style windows bring in views of the surrounding heritage buildings.

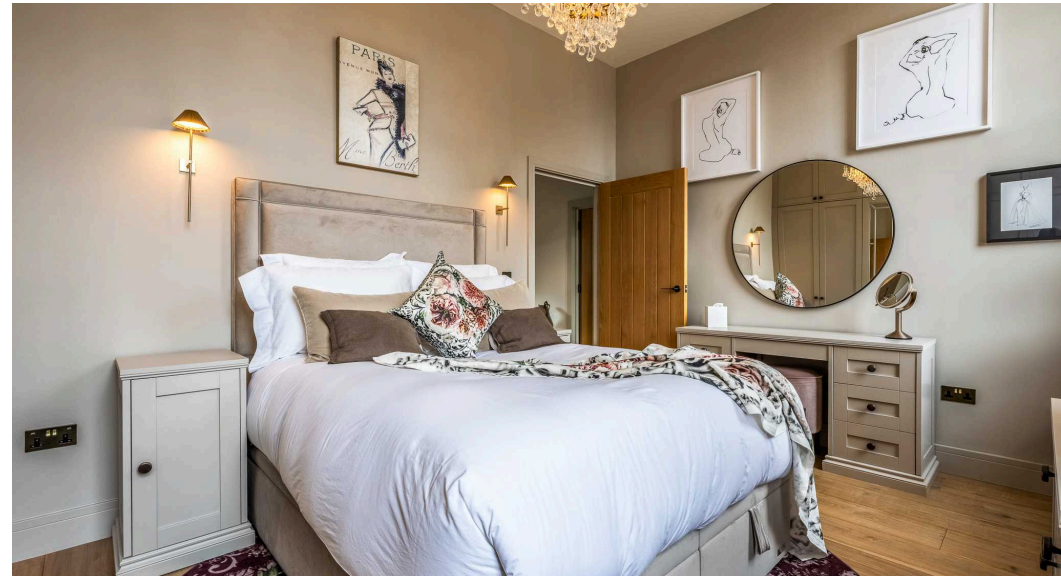






## The entrance hall

Stepping into the apartment, a broad entrance hall sets a welcoming tone and guides you into the principal rooms. Wood flooring runs underfoot and the high ceiling enhances the feeling of space, complemented by contemporary pendant lighting and a full height wall mirror. From here, doors lead to both bedrooms and the bathroom on one side and to the open plan living area ahead.



## The primary bedroom

The principal bedroom offers a calm retreat at the end of the day. Two tall multi pane windows overlook the historic street scene and a wall of bespoke fitted wardrobes with mirrored doors provides generous storage. A chandelier and coordinated wall lights emphasise the high ceilings, and there is space for a dressing table. This room is set off the hall for privacy.



## The second bedroom

The second bedroom provides versatile accommodation for guests, a child or for working from home. A sizeable window looks over the inner courtyard and generous floor space beneath a sculptural pendant light allows flexible furniture arrangements. The wood flooring continues from the hall and neutral walls make it easy to personalise the room, which sits conveniently close to the bathroom.





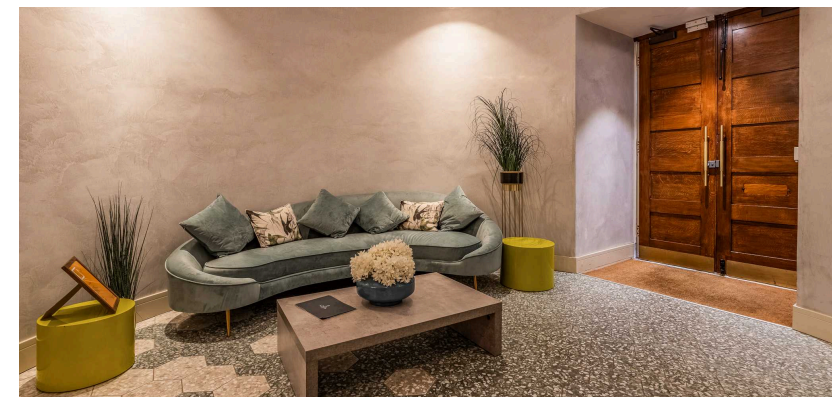
## The bathroom

The bathroom is thoughtfully designed for both relaxation and functionality. Fully tiled walls and floors surround a contemporary white bath with overhead rainfall shower and glass screen, while a wall mounted vanity unit integrates the washbasin with storage. A concealed cistern WC and chrome heated towel rail enhance the sleek finish, and a large mirror with recessed lighting gives the room a bright, polished feel.



## The communal entrance

Residents and visitors are welcomed through a distinctive communal entrance. Curved plastered walls and mosaic style tiled flooring create an elegant foyer beyond the heavy wooden double doors. Contemporary ring lighting adds style and secure access provides peace of mind before you proceed to the apartment via the stairwell or lift.

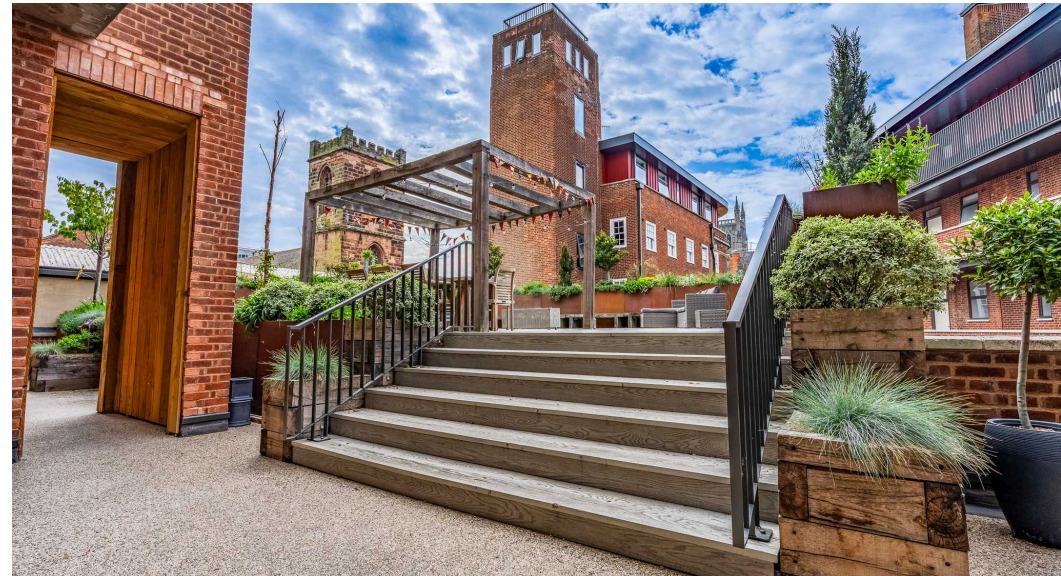




## The terrace

Positioned beside the apartment entrance, the private terrace provides a sheltered outdoor seating area for everyday use. Characterful red brick walls surround the space, while the durable surfaced floor and integrated planters create an attractive setting for container planting. With room for seating and decorative pots, it offers a pleasant spot for morning coffee or evening relaxation close to the communal roof garden.





## The communal garden

Beyond the apartment, residents enjoy a beautifully landscaped communal roof garden. Extensive timber decking wraps around raised Corten steel planters brimming with shrubs and ornamental grasses, while a pergola provides structure. Steps lead up to this elevated oasis and a sculptural water feature adds interest. The space offers views across the city and fosters a friendly community atmosphere.





## The parking

The apartment comes with its own allocated parking within the building's secure undercover car park. The bay sits beneath a sturdy metal roof, bordered by heritage brick walls, and is clearly marked. Residents enter through a secure gated access point that affords peace of mind and convenience for daily life, with easy access to the communal entrance nearby.

## Location

Worcester is a thriving cathedral city on the banks of the River Severn and offers an excellent range of shopping, dining and cultural amenities. The property sits in the heart of the city centre within walking distance of independent cafés, restaurants and retail outlets. Riverside walks, green spaces and historic attractions such as Worcester Cathedral are close by. The area is well served by schools and colleges and benefits from convenient road and rail links to Birmingham, London and the wider Midlands.

## Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long term forecast): According to the Environment Agency's long term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band B.

## Agent Note

There is a 146-year lease commencing 01/06/2022 and approximately 142 years remaining. There is no ground rent payable and the current annual service charge is £3,082. The building is managed by Taylor Clarke alongside the Old Fire Station Residents' Association.



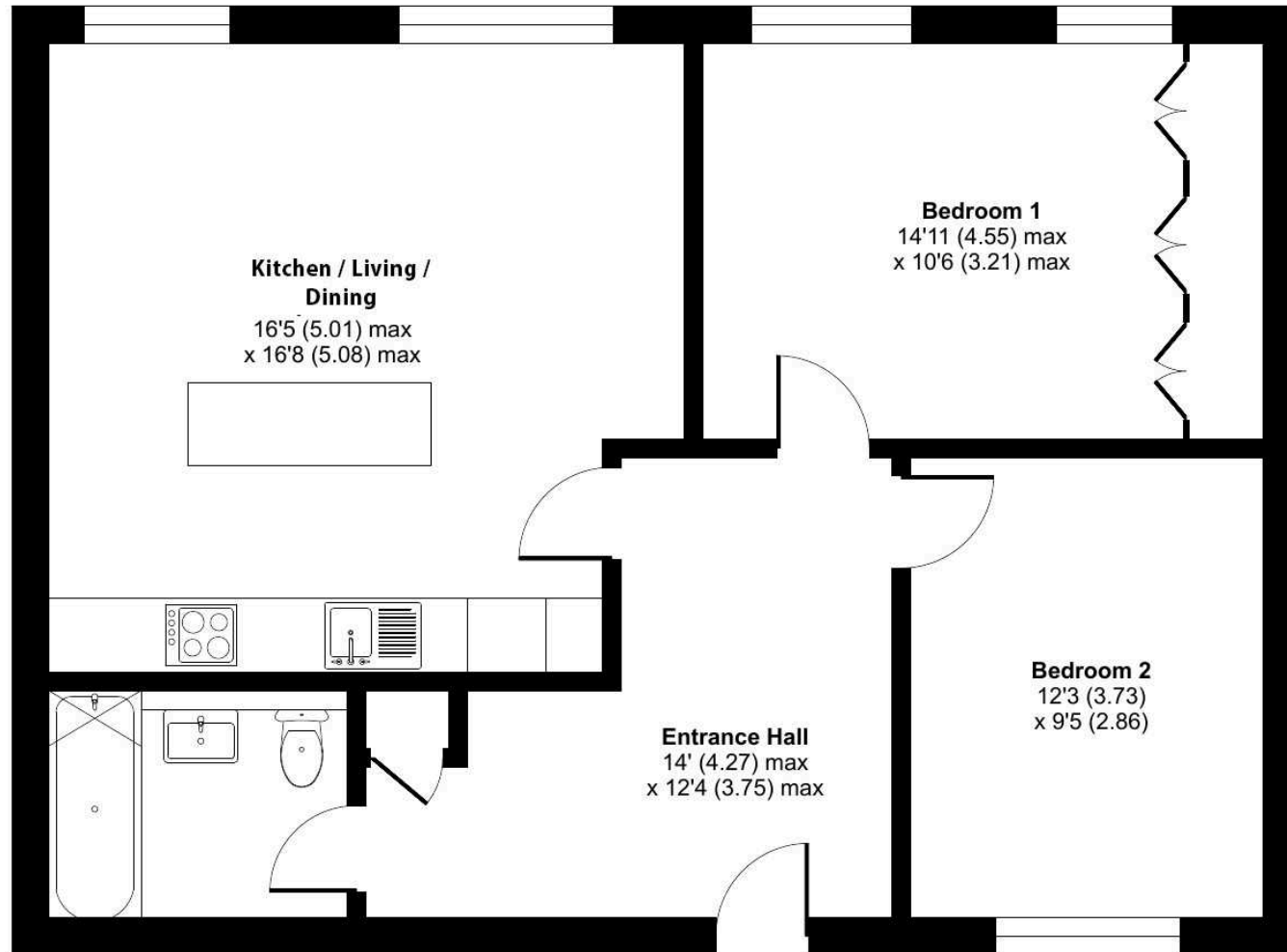
# Copenhagen Street, Worcester, WR1

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2025. Produced for Andrew Grant. REF: 1454839



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)