



Apartment 23, Friar Court, Friar Street, Worcester. WR1 2NN

Guide Price £227,950

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**** NO ONWARD CHAIN **** A spacious two double bedroom Penthouse Apartment, offering well presented and well proportioned accommodation, with secure undercover parking space, within the heart of Worcester.

Accommodation briefly comprises: Reception Hall, open-plan Lounge Dining Kitchen, two double Bedrooms, Bathroom and walk-in storage cupboard/wardrobe.

Outside: There is a gated communal courtyard, accessing the front door and the secure covered car parking space.

LEASEHOLD DETAILS:

999 yrs Lease from 06/2002.

Ground Rent: £150.00 pa (TBC via a Solicitor).

Service Charge: £ 1,800 pa (TBC via a Solicitor).

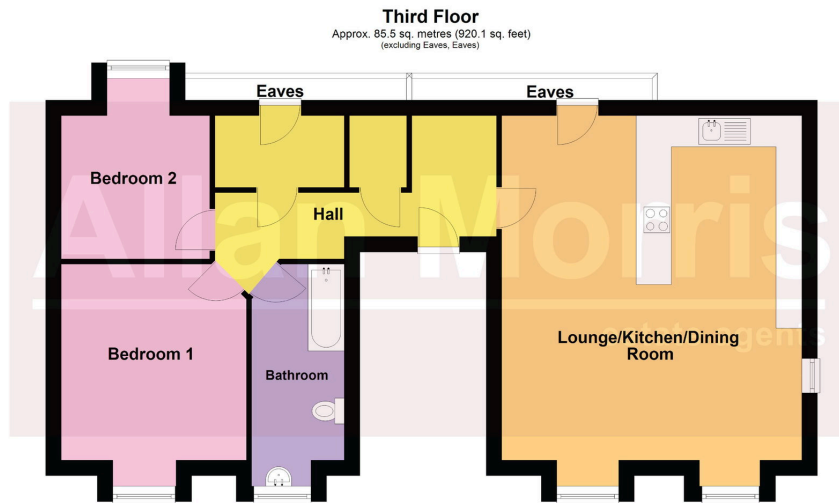
Lounge/Kitchen/Dining Area - 7.16m x 5.8m (23'5" x 19'0")

Bedroom 1 - 4.29m x 3.58m (14'0" x 11'8")

Bedroom 2 - 2.77m x 2.87m (9'1" x 9'4")

Bathroom - 4.29m x 1.79m (14'0" x 5'10")





- NO ONWARD CHAIN
- Gas central heating & double glazing
- Spacious & well presented accommodation
- Two Double Bedrooms
- Open-plan Lounge Dining Kitchen
- Convenient city centre location
- Viewing highly recommended
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	