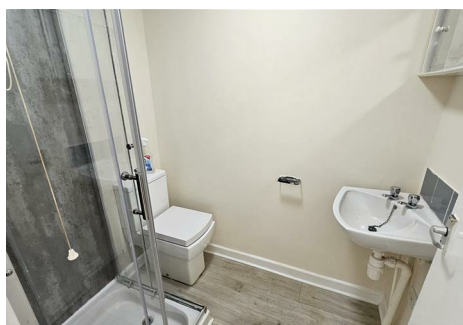




**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



**Bath Road, Worcester, WR5 3AG**

**£625 PCM**

- Studio Apartment in a Period Building
- Parking Space
- Close To The City Centre
- Communal Gardens
- Water Included
- Good Access To Rail & Motorway Networks



# 137 Bath Road, Worcester WR5 3AG

A studio apartment in a city centre location with partial double glazing, electric heating, parking and communal gardens. AVAILABLE IMMEDIATELY. EPC - C



Council Tax Band: A



## LOCATION & DESCRIPTION

The property is situated in the location of Worcester city centre in a superb position for rail links and the motorway. 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 the driveway a wooden entrance door opens to the communal hallway, and the studio apartment is located on the First Floor.

## INNER HALL

A private entrance door leads in to the Inner entrance space, having ceiling light and door to;

## SHOWER ROOM

5'11 x 4'7

Having ceiling light fitting, shower cubicle with mixer shower, close coupled WC and wall mounted basin.

## LIVING AREA/BEDROOM

13'10" max x 13'6" max

With ceiling light and double glazed window. There is a further smaller window towards the kitchen allowing more light into the main living space.

## KITCHEN

7'10 x 5'5

Fitted kitchen comprising of base and wall units with work surfacing over and tiled splashbacks, washing machine, cooker and single bowl sink with taps and drainer. Single glazed sash window and wall mounted spotlights.

## OUTSIDE

There are communal gardens and a parking space.

## SERVICES

We believe mains water, drainage and electricity are connected.

## RENT

£625 pcm including water rates but exclusive of all other bills

## DEPOSIT

One month's rent = £625



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		