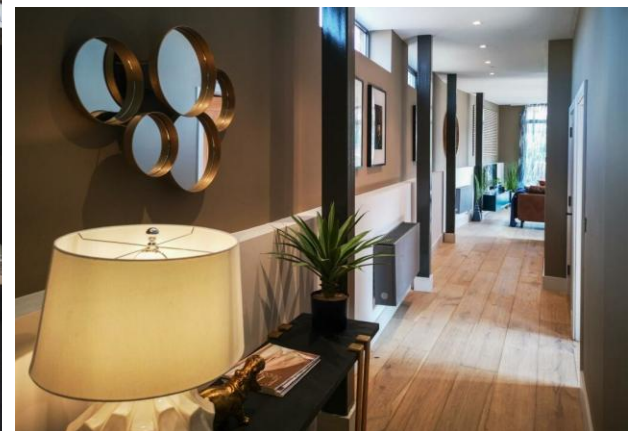


FOR SALE



The Penhouse, 28 The Old Fire Station, Copenhagen Street
£375,000

MARTIN&CO



The Penhouse, 28 The Old Fire Station, Copenhagen Street, Worcester, WR1 2EB.

Panoramic views of Worcester & The Cathedral.

2 Bedrooms, 2 Shower Rooms, Open Plan Living Room & Fitted Kitchen, 2 Flexible Rooms In Tower.

£375,000

- Exclusive Development
- Furnished Penthouse
- Garage parking
- No lift access to apartment
- Two private terraces, approx 230sqft
- London by train, 2 hours 6 minutes
- Use of communal garden terrace
- Use of communal bicycle store
- Double glazing
- District gas-fired heating system
- EPC Rating band C
- Council Tax band TBA
- Accommodation approx. 930sqft



**** STUNNING PENTHOUSE APARTMENT****

Fantastic opportunity to buy in one of Worcester's premier developments, the period conversion of the historic Old Fire Station.

Located in the heart of the City Centre with it's array of shopping and wide variety of places to eat. Riverside and canalside walks are also close at hand and the City is well served with rail links from Foregate Street and Shrub Hill, both of which are within walking distance and provide easy access to Malvern (8 mins), Cheltenham (25 mins), Birmingham (45 mins), Bromsgrove (25 mins), Oxford (1 hour 5 mins), Reading (1 hour 30 mins), Bristol (1 hour 30 mins), and London Paddington (2 hour 6 mins), Worcester Parkway is a short drive and provides further links to most London stations. The M5 is also within easy reach and provides good access to the West Country to the south and The Midlands and the North West.

This fabulous apartment is offered with some furniture, having spacious accommodation of approx 930sqft, briefly comprising: reception hallway; open plan living room & fitted kitchen with hardwood flooring, fitted appliances and double glazed doors out to the balcony terrace with views of the cathedral; double bedroom with en suite shower room; separate shower room; utility cupboard; and two rooms in the tower accessed via paddle staircases with flexible uses including bedroom, study or sun room.

In addition, there is a roof terrace atop the tower with truly stunning 360 degree views over the City and countryside beyond. In the gated courtyard a garage provides parking and the apartment benefits from double glazing and a district gas-fired central heating system [cost calculated by the energy used (KJ) by the given apartment].



Communal Terrace Garden

KEY FACTS

Third floor penthouse apartment
Approx 930sqft accommodation
Approx 230sqft private outside space
150 year lease with approx 145 years remaining
Ground rent, Nil
Service Charge, Approx £180pcm
EPC rating band C
Council tax band TBA
Use of communal garden
Use of communal bicycle store
London 2 hrs 6 min by train

INCLUSIONS

Integrated dishwasher & fridge/freezer
Built-in oven, hob & extractor
Floor coverings
Some items of furniture

THIRD FLOOR PENTHOUSE APARTMENT

ENTRANCE LOBBY 1.69m x 1.33m (5'6" x 4'4") Door to paddle step stairs to tower rooms and roof terrace.

HALLWAY 9.02m x 1.37m (29'7" x 4'6")

UTILITY CUPBOARD 1.05m x 0.68m (3'5" x 2'3")

BEDROOM ONE 4.51m < 6.34m x 2.98m (14'9" < 20'9" x 9'9")

EN SUITE SHOWER ROOM 2.16m x 1.26m (7'1" x 4'2")

SHOWER ROOM 2.28m x 1.41m (7'6" x 4'7")

OPEN PLAN LIVING ROOM & FITTED KITCHEN
5.54m x 4.71m (18'2" x 15'6")

BALCONY TERRACE 4.81m x 3.78m (15'9" x 12'4")(Max)

STUDY / OCCASIONAL BEDROOM 3.46m x 1.81m < 2.56m (11'4" x 5'11" < 8'5")

SUN LOUNGE / OCCASSIONAL BEDROOM 3.43m x 1.81m < 2.52m (11'3" x 5'11" < 8'3")

TOWER ROOF TERRACE 2.52m x 2.48m (8'3" x 8'1")(Max)

GARAGE 4.93m x 2.72m (16'2" x 8'11")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

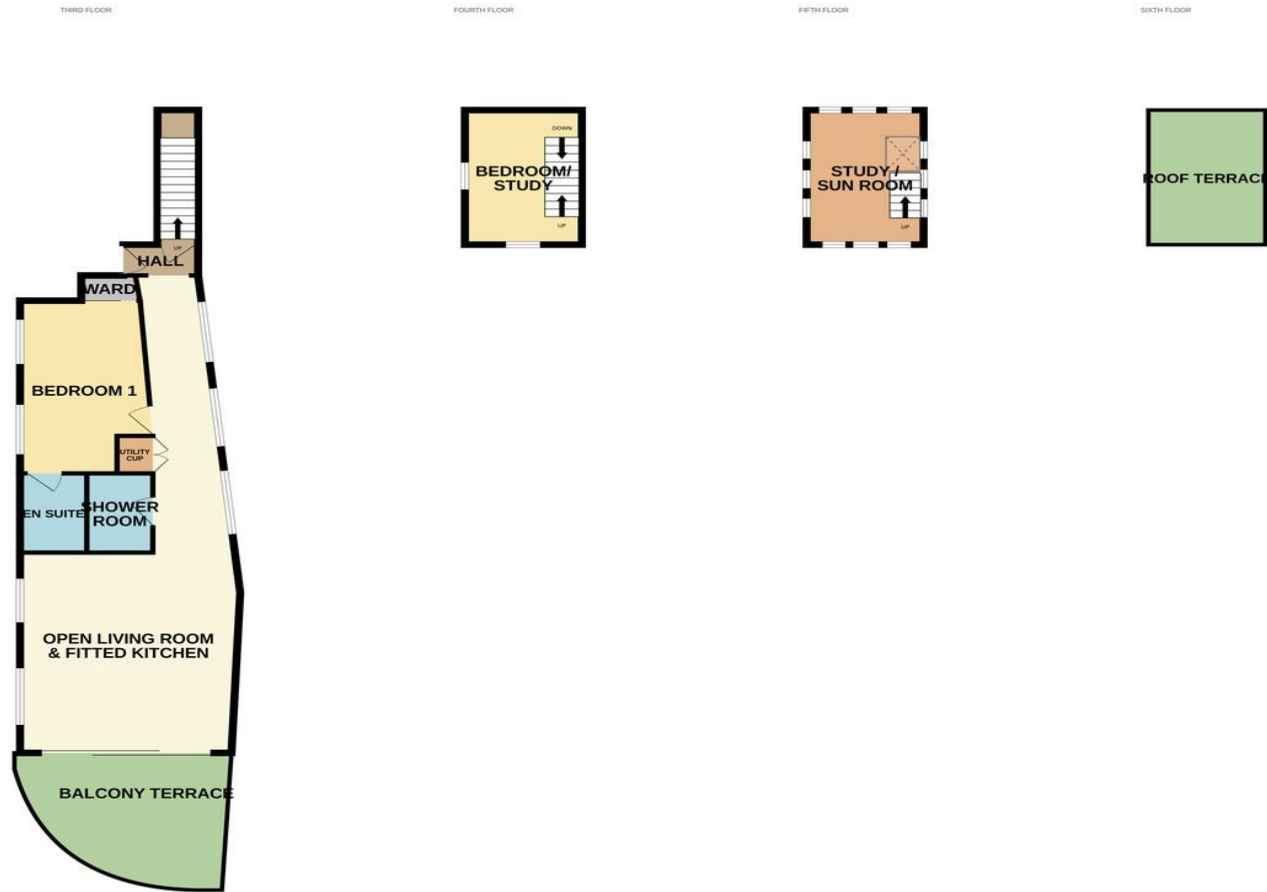


LAST FEW REMAINING
A limited edition of 1000 copies
of the book and the statue

STRA VIGOR



FOR SALE
LAST FEW AVAILABLE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.