



Connells

St Swithins House Trinity Street
Worcester



Property Description

Situated in the heart of Worcester, this one-bedroom apartment within St Swithins House on Trinity Street offers low-maintenance living ideal for first-time buyers, professionals, or investors.

The property features a spacious open-plan kitchen and living area, thoughtfully designed to maximise space and natural light. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, seamlessly flowing into the comfortable lounge area - perfect for relaxing or entertaining.

A separate bedroom offers a peaceful retreat, while the contemporary bathroom is well-appointed with quality fixtures and fittings.

Located within walking distance of local amenities, shops, restaurants, and transport links, this apartment combines convenience with comfortable city living.

Early viewing is highly recommended to appreciate all this property has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Communal Entrance

There are stairs leading up to the flat.

Entrance Hall

Intercom system.

Doors to all rooms.

Kitchen/Living Area

23' x 11' 7" (7.01m x 3.53m)

Three front facing double glazed windows, spotlights, wall and base units, partly tiled walls, integrated washing machine, integrated fridge/freezer and a storage heater.

Bedroom

15' 8" x 8' 10" (4.78m x 2.69m)

Two front facing double glazed windows, spotlights and a storage heater.

Bathroom

Spotlights, W.C, wash hand basin, bath with shower, storage cupboard, tiled walls and tiled flooring.

Services

All main services are connected to the property.

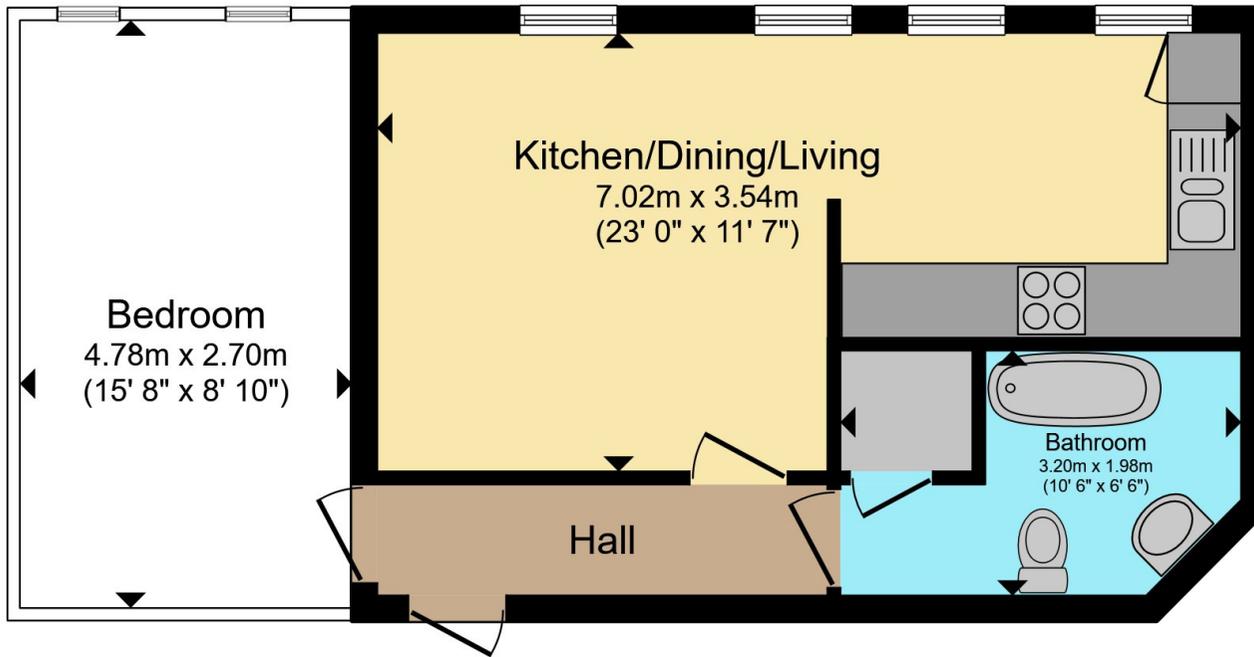
Leasehold

Length of Lease: 99 years from 25th December 2017

Annual Ground Rent: £150

Annual Service Charge: £600





Floor Plan

Total floor area 31.6 m² (340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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3 Foregate Street
WORCESTER WR1 1DB

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge: 600.00 Ground Rent:
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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