



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 63, The Cromwells, Friar Street, Worcester. WR1 2NA

Offers In Region Of £115,000

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IDEAL INVESTMENT (Potential rent of £795.00 pcm) very well presented one double bedroom purpose built Apartment, situated within this sought after area of Friar Street, set within the city centre with views towards the Cathedral.

Accommodation briefly comprises: Welcoming Entrance Hall, open-plan Kitchen/Dining/Sitting Room, double Bedroom and Bathroom.

LOCATION:

The Apartment is located in Worcester City centre itself, offering a wide range of amenities to include shops, restaurants, cafes and public houses. Also within the centre is the Swan Theatre, Worcestershire County Cricket Ground, The Hive Public Library, as well as 2 mainline railway stations in the city and Worcestershire Parkway, all giving direct access to London and Birmingham.

AGENT'S NOTE: ** Cash Buyers Only **

Kitchen/Dining/Sitting Room: - 5.97m x 2.95m (19'7" x 9'8") overall

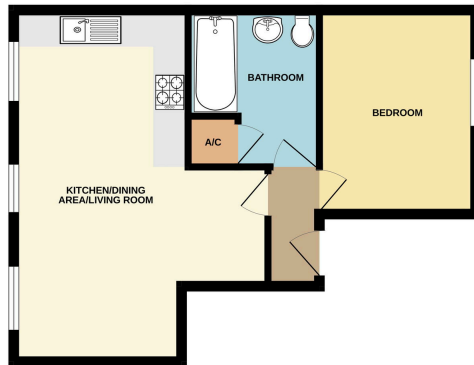
Sitting Room Area: - 4.47m x 3.43m (14'8" max 9'4" min x 11'3" max 7'3" min)

Bedroom: - 3.45m x 2.64m (11'4" x 8'8")

Bathroom: - 2.46m x 2.21m (8'1" x 7'3")



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 398 sq.ft. (37.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and other areas are not guaranteed and are only approximate. The floorplan is not intended to be used as a legal document and is not intended to be used as a legal document. The floorplan is not intended to be used as a legal document and is not intended to be used as a legal document.

- 1st Floor
- City centre living
- Council Tax Band: A
- Secure Entry
- Double Bedroom

