



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 9, Rectory Place, 4 Wylds Lane, Worcester. WR5 1DA

Guide Price £500,000

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NO ONWARD CHAIN An immaculately presented three bedroom property, offering versatile living space within this historic Grade II Listed building, a rare opportunity to acquire a unique home ideally situated for Worcester City centre and national transport links.

Upon entering through the original Victorian entrance, which is now the private entrance just for this apartment, a welcoming Reception Hall with original stone staircase leading to all floors: A spacious, open-plan Lounge Dining Room Kitchen, perfect for modern living and entertaining, a flexible mezzanine Study/Bedroom with fitted library, two generously sized Double Bedrooms with large fitted wardrobes, a Bathroom and a separate en-suite Shower Room. Outside, there is a seating area and outside tap. The property comes with a large private Single Garage, with power and light, and a rear courtesy door. Residents can enjoy the mature communal gardens, predominantly laid to lawn with established shrub borders, offering an attractive outlook over Fort Royal Park.



Leasehold Information: The property comes with a 125-year lease, which commenced in January 2005, approximately 104 years remaining. The freehold is owned collectively by all the leaseholders and the new owner will acquire a 1/17th share of the freehold. A service charge of £192.97 per month from 1st May 2026 to 30th April 2027.

Lounge Kitchen Dining Room - 6.75m x 7.48m max (22'1" x 24'6")

Bedroom 2 - 3.59m x 4.72m (11'9" x 15'5")

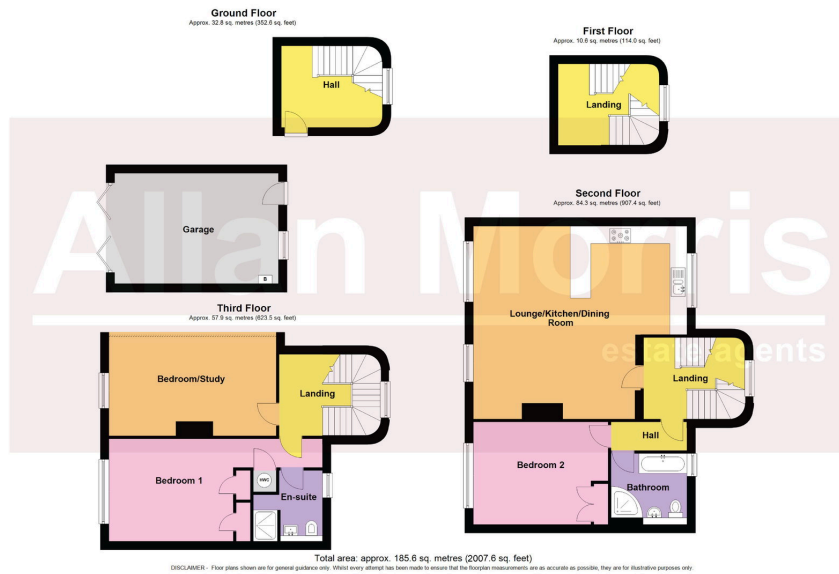
Bathroom - 2.48m x 2.66m (8'1" x 8'8")

Bedroom 1 - 3.59m x 7.48m (11'9" x 24'6")

Bedroom/Study - 3.33m x 5.86m (10'11" x 19'2")

Garage - 3.86m x 5.74m (12'7" x 18'9")





- No Onward Chain
- Convenient central location
- Central Heating
- Unique property within historic building
- Share of Freehold
- Spacious, versatile & immaculately presented
- Mature communal gardens
- Private Garage
- Viewing highly recommended
- Council Tax Band C

