



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

Flat B, 12 Bath Road, Worcester. WR5 3EJ

£147,000

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Discover the ease of city living in this spacious lower ground floor apartment, in an enviable position within comfortable walking distance of the bustling city centre.

Step inside through a secure entry system into a welcoming Entrance Hall, setting the tone for a home designed for comfortable living. The good sized Sitting Room/Dining Area provides a bright and versatile space, perfect for relaxing or entertaining. A well-appointed Kitchen alongside a well-maintained Bathroom. The property benefits from two spacious double bedrooms, offering very comfortable accommodation. Outside, the convenience continues with communal parking, available on a first-come, first-served basis, and a practical bicycle store for those who love to explore on two wheels.

This sought-after location promises a lifestyle of absolute convenience. With major transport links including bus, railway stations and motorway access mere moments away, your daily commute becomes effortless. Embrace the vibrancy of city life with an array of local amenities, shops, and dining options right on your doorstep, ensuring every need is met. This is more than just an apartment; it's an opportunity to embrace a vibrant and well-connected life.

**Sitting Room:** - 4.5m x 3.5m (14'9" x 11'5")

**Kitchen:** - 3.5m x 2.9m (11'5" x 9'6")

**Bedroom 1:** - 3.9m x 3.2m (12'9" x 10'5")

**Bedroom 2:** - 3.9m x 2.7m (12'9" x 8'10")

**Bathroom:** - 2.4m x 2m (7'10" x 6'6")



**Lower Ground Floor**  
Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Decoratively Refreshed
- Move in and enjoy City Living
- Large Sitting Room/Dining Area
- Walking distance of city centre
- Close to all amenities & major transport links
- Communal parking available
- Council Tax Band: B

