



8 Waterloo House

Worcester, WR1 1NF

Andrew Grant

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East Street, Worcester, WR1 1NF

1 Bedroom 1 Bathroom 1 Reception Room

A well arranged one bedroom home with sociable living space, communal gardens, residents' parking and a garage in Worcester.

- A well proportioned one bedroom home with clearly arranged accommodation comprising a kitchen and dining area, living area, bedroom and bathroom.
- Combining cooking and dining functions, the kitchen and dining area provides a practical setting for preparing meals and sitting together.
- The adjoining living area offers comfortable everyday space, with an open connection to the kitchen and dining area creating a sociable arrangement.
- Communal gardens provide established outdoor surroundings with lawned areas, pathways, mature trees and a varied collection of shrubs and planting.
- Residents' parking is available within the development, while a separate garage provides additional provision for parking or practical storage.
- East Street occupies a convenient Worcester setting, placing the home within reach of the city's amenities, transport connections and everyday services.

512 sq ft (47.6 sq m)





The kitchen and dining area

Bringing cooking and dining together, this sociable space forms a central link to the living area. A range of kitchen units incorporates work surfaces, a sink, oven, hob and an extractor, complemented by a built in pantry cupboard providing useful storage. The elongated arrangement leaves a clearly defined area for dining, while the open connection to the living area supports an easy flow between the principal daytime spaces.



The living area

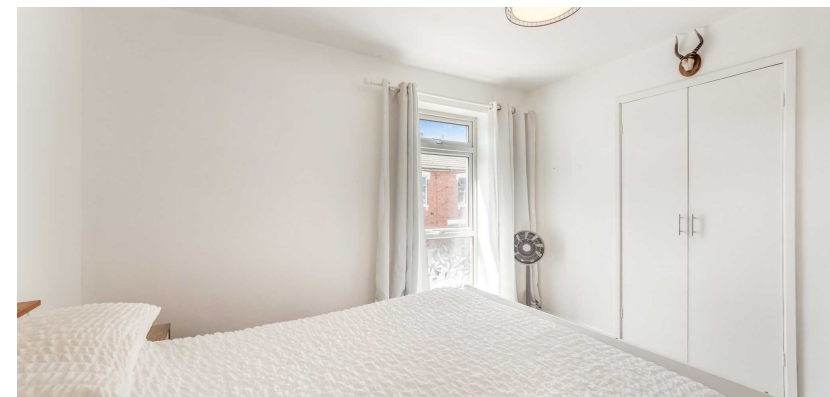
Providing the principal setting for relaxation, the living area has generous proportions for a one bedroom home. A broad window forms the main architectural feature and provides an open outlook. Its open relationship with the kitchen and dining area allows the two spaces to work together while retaining clearly defined purposes for everyday use.





The bedroom

Designed as a comfortable double room, the bedroom offers generous proportions for everyday use. A wide window provides an outlook towards East Street, while a built in wardrobe offers useful storage without compromising the main floor area.





The bathroom

Completing the accommodation, the bathroom is conveniently arranged close to the entrance and bedroom. It is equipped with a panelled bath and shower attachment, a pedestal wash basin and a WC. Tiled surfaces surround the principal fittings, while the straightforward layout brings the necessary facilities together within a practical and easily accessible space.



The communal garden

Creating an established outdoor setting around the development, the communal garden incorporates broad lawned areas crossed by paved pathways. Mature trees, shrubs and varied planting add greenery throughout the grounds, with open sections offering space for residents to enjoy the shared surroundings.







The parking

Residents' parking is available within the development, with shared areas providing vehicular access beside the communal grounds. The property benefits from a single garage, providing additional practical provision for parking or storage alongside the residents' facilities.



Location

East Street offers a convenient setting within Worcester, providing access to the city's broad range of everyday amenities and services. Worcester offers shopping, leisure and hospitality facilities alongside educational and healthcare provision. The area is also served by established road and public transport connections, supporting travel within the city and to surrounding destinations. Combining access to Worcester's facilities with communal outdoor space, residents' parking and garage provision, the location is well suited to buyers seeking a practical base within this historic cathedral city.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, Vodafone, O2 and EE (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band A.

Agent Note

The property is leasehold with 82 years and 4 months remaining on the lease as of August 2026. The annual service charge is £1260.



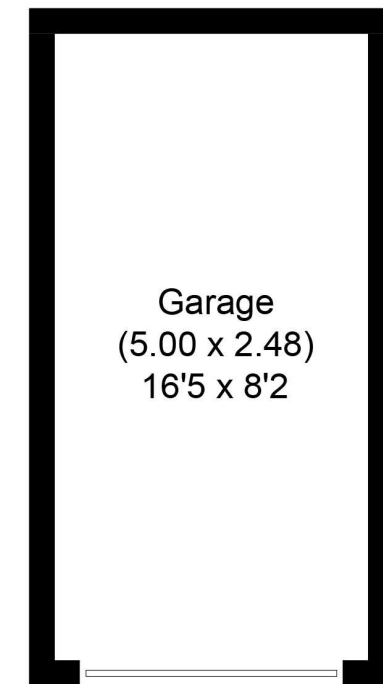
East Street

Approximate Gross Internal Area
 Ground Floor = 47.6 sq m / 512 sq ft
 Garage = 12.5 sq m / 135 sq ft
 Total = 60.1 sq m / 647 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Ground Floor



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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