



Connells

Friar Court
Worcester



Property Description

A spacious top floor modern two bedroom apartment in the heart of the Worcester City Centre. This fantastic property comprises; spacious entrance hallway, modern fitted bathroom with shower over bath and new flooring fitted, open plan modern fitted kitchen/living area, two double bedrooms and a separate walk-in wardrobe. Additional benefits include gas central heating, double glazing and a secure undercover parking space.

Ground Floor

Communal Entrance

There is a communal entrance with stairs leading up to the penthouse apartment.

Upper Floor

Entrance Hall

Storage cupboard, walk in wardrobe, loft access, radiator and carpet flooring.

Kitchen/ Living Area

21' 10" x 19' 1" (6.65m x 5.82m)
Two front facing double glazed windows, one side facing double glazed window, ceiling light, four radiators, wall and base units, integrated fridge/freezer, integrated dishwasher, partly tiled and partly carpet flooring.
(Furniture can stay if the buyer wants it.)

Bedroom One

13' 7" x 11' 8" (4.14m x 3.56m)
Front facing double glazed window, ceiling light, radiator and carpet flooring.

Bedroom Two

12' 4" x 9' 5" (3.76m x 2.87m)
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Bathroom

Front facing double glazed window, WC, bath with shower, wash hand basin, radiator, tiled walls and tiled flooring.

Outside

There is a communal courtyard area.

Parking

There is allocated parking for the property.

Services

All main services are connected to the property.

Leasehold:

Length of Lease: 999 years from the 27th of June 2002

Annual Ground Rent: £150

Annual Service Charge: £1800





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.focalagent.com

To view this property please contact Connells on

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3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: C Council Tax Band: D

Service Charge: 1800.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315568

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jun 2002. 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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Property Ref: WOR315568 - 0011

