



Apartment 12a

2 Surman Street, Worcester

Welcome to this delightful one-bedroom apartment ideally situated in the heart of Worcester city centre. Perfectly suited for professionals or couples seeking a comfortable and convenient urban lifestyle, this property offers a harmonious blend of modern amenities and secure, hassle-free living. With immediate availability, it promises a fresh start in a vibrant community whilst benefiting from excellent transport links and local conveniences in Worcester city centre within walking distance.

Located within Worcester's bustling city centre, this apartment places you within walking distance of a wealth of cultural attractions, dining establishments, boutique shopping, and recreational facilities. Worcester is renowned for its historic charm combined with contemporary conveniences, providing a fantastic backdrop for city living. Residents will also benefit from easy access to public transport and major road networks, making commutes straightforward. Included with this apartment, is a secure, gated allocated parking space.

Step inside the apartment to find a spacious dual-aspect lounge that invites an abundance of natural light throughout the day, creating a warm and welcoming atmosphere for relaxation or entertaining guests. The carefully considered layout ensures a sense of openness, complemented by electric heating for your comfort during the cooler months. Reliable superfast and ultrafast broadband services are available, catering perfectly to the needs of remote working or streaming entertainment.

The kitchen comes fully equipped with modern appliances, providing a sleek and efficient workspace for your culinary endeavours. Whether you're preparing a quick breakfast or enjoying a leisurely meal, this kitchen offers both style and functionality.

The double bedroom offers generous space to unwind after a busy day, providing ample room for storage and personalising the space to your taste. The bathroom features a practical shower over bath combination, ideal for both quick refreshers and relaxing soaks. The tasteful fittings and neutral décor create a clean and inviting environment.

In summary, this well-presented one-bedroom apartment offers a unique opportunity to secure a stylish home in one of Worcester's most sought-after areas. Combining convenience, security, and modern living, it is ready to welcome you immediately. Don't miss out on the chance to make this terrific city centre property your new home.

Leasehold - 103 years remaining.

Service Charge £1,161.83 per annum. Ground Rent £200 per annum.

Council tax band B - Worcester Council.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

FIXTURES AND FITTINGS All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



