



## Apartment 4, Jubilee House

Worcester, WR3 8NR

Andrew Grant

# Apartment 4, Jubilee House

71 Mayfield Road, Worcester, WR3 8NR

2 Bedrooms 1 Bathroom 1 Reception Room

Two bedroom apartment with open plan living, communal gardens and easy access to Worcester's amenities ideal for first time buyers.

- A ground floor apartment providing two bedrooms, bathroom and open plan living space
- The bright living area flows into a practical kitchen featuring cabinets, integrated oven and hob
- Communal lawns, shrubs and a paved path create an appealing approach
- Ground floor position gives level access to the communal entrance with an allocated parking space to the rear of the property
- Conveniently located for Worcester's shops, schools and transport links

This two bedroom apartment forms part of Jubilee House on Mayfield Road. The accommodation comprises an open plan living area with defined kitchen zone, two bedrooms and bathroom. The kitchen offers fitted cabinets, integrated oven and hob with breakfast bar adjoining the lounge. Both bedrooms are served by a three piece bathroom suite with shower over bath. Outside, residents enjoy communal lawns and planted borders, with an allocated parking space to the rear. The property is ideally situated for access to Worcester city amenities and transport links.

586 sq ft (54.4 sq m)





## The kitchen

Ideal for home cooks, the open plan kitchen is fitted with a range of wall and base units. The integrated oven and hob, stainless steel sink and a tiled splashback form the focal features. Wood effect flooring defines the space, and a peninsula counter opens into the living area.



## The living room

Providing the hub for relaxation and dining, the living room offers generous proportions with a wide window and radiator beneath. Decorative coving and a central ceiling light finish the space. An open plan layout connects to the kitchen area, with carpet underfoot enhancing the cosy feel.





## The primary bedroom

Offering a restful retreat, the primary bedroom accommodates a double bed comfortably and has a wide window bringing in plenty of natural light. The room also benefits from neutral tones and space for freestanding furniture.



## The second bedroom

Flexible in use, the second bedroom could serve as a guest room, study or nursery. There is sufficient space for a bed, storage and additional furniture.



## The bathroom

Serving the bedrooms, the bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, a pedestal wash basin and a close coupled WC. Tiled walls with a decorative border and tile effect flooring provide a practical finish, and there is a heated towel rail.



## The parking

To the rear of the building there is one allocated parking space. The area is laid to a combination of tarmac and grid style hardstanding, providing clearly defined bays with vehicular access from the rear of the development. This designated space offers practical off road parking for residents and visitors.

## Location

Mayfield Road lies in a popular Worcester district north of the city centre. The area offers a range of amenities including supermarkets, independent shops, cafés and leisure facilities. Families will appreciate the choice of local schools and parks, while commuters benefit from easy access to road links towards the M5 and public transport into the city and beyond. Worcester itself is known for its historic cathedral, riverside walks and varied dining scene. There are regular bus services and recreational facilities nearby.

## Services

Services are TBC.

**Broadband Speed:** Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

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

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

## Council Tax

The Council Tax for this property is Band B



# Mayfield Road, Worcester, WR3

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



**GROUND FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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