



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 20, St. Peter's Court, 2 S. Peter's Street, Worcester. WR1 2PJ

Offers Over £225,000

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A modern second floor two double bedroom Apartment, offering spacious and well presented accommodation, situated in a convenient central location, offered with No Onward Chain and secure allocated car parking.

Accommodation briefly comprises: Reception Hall, open-plan Lounge, Dining and Kitchen, two double Bedrooms (both having built-in wardrobes and the Main Bedroom having an En-Suite Shower Room), Bathroom, Utility cupboard, airing cupboard and cloaks cupboard.

**Lease details:** 125 years (commenced February 2016, approximately 115 years remaining).

**Ground Rent:** £250.00 per annum (TBC by Solicitors).

**Maintenance/Service Charge:** £1,883.08 per annum. For year 2026 to 2027 (TBC by Solicitors).

**Lounge Dining Room:** - 4.7m x 4.19m (15'5" x 13'9")

**Kitchen:** - 3.3m x 1.91m (10'10" x 6'3")

**Bedroom 1:** - 4.8m x 4.55m (15'9" x 14'11")

**En-Suite:** - 2.16m x 1.98m (7'1" x 6'6")

**Bedroom 2:** - 3.45m x 2.87m (11'4" x 9'5")

**Bathroom:** - 2.31m x 2.01m (7'7" x 6'7")

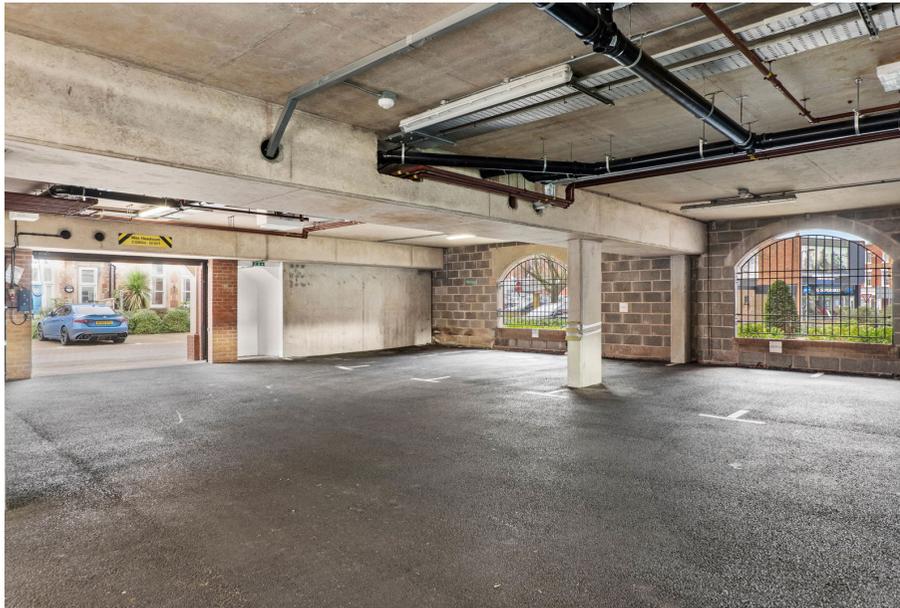




Total area: approx. 76.8 sq. metres (826.7 sq. feet)

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.

- NO ONWARD CHAIN
- Under floor central heating
- Convenient central location
- Views over the Worcester & Birmingham Canal
- Well presented & proportioned accommodation
- 2nd Floor two double bedroom Apartment
- UPVC double glazing
- Secure covered allocated car parking
- Viewing highly recommended
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	