



Guide Price £120,000

2 Bedroom Apartment for sale

Flat 4 18 Foregate Street, Worcester



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## Overview

City Centre, 2 Bedroom, 1st Floor large modern Flat is being sold via a transparent modern online auction. A well-presented and income-producing flat offered for sale by auction with corporate tenants in situ, making it an ideal opportunity for investors seeking an immediate rental return. Sold with a tenancy guaranteeing rent through to May 2027.



## Key Features

- Central City Location
- South West Facing, 1st Floor, lift and stairs access
- Cooperate Tenancy with Guaranteed Rent £1180pcm to 2027
- For Sale via Modern Auction- Secured Sale
- Open Plan Living Area
- large Double Glazed Windows and High Ceilings
- Double Aspect Main bedroom with Juliette Balcony
- Modern Dark Blue Kitchen
- 2 Large Double Bedrooms
- Immediate 'exchange of contracts' available







## Investment Opportunity – Corporate Tenanted Flat Sold via Auction

A well-presented and income-producing flat offered for sale by auction with tenants in situ, making it an ideal opportunity for investors seeking an immediate rental return.

The south-west facing apartment comprises a bright and spacious reception room with an open-plan fitted kitchen, well-proportioned bedrooms, and a modern bathroom. The principal bedroom benefits from a double aspect and Juliette balcony, while the high ceilings and tall double-glazed windows create a grand and spacious feel throughout.

The flat is positioned on the first floor of the former 1958 Post Office building, where the impressive communal entrance hall and wide staircase continue to showcase the charm and character of its mid-century architecture. The property is currently occupied under a corporate tenancy agreement, providing an established rental income from completion.

Conveniently located close to local amenities, transport links, and shopping facilities, the property is well positioned for continued tenant demand and long-term capital growth potential.

This is an excellent opportunity for buy-to-let investors, portfolio landlords, and cash buyers looking to acquire a ready-made investment with ongoing income.

### Key Features:

Sold via auction

Corporate tenancy in place

Immediate rental income £1180pcm to May 2027

Popular residential location

Good transport connections

Ideal investment purchase

Potential for future capital growth



Ground rent £75 pa , service charge 2026 £1700 pa.

Council Tax Band B £1867 in 2025-2026

EPC C, Flood risk - Very Low

Broadband speed Ultra fast 1800mb

Phone network 02,3, Vodafone : Good . EE :OK

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

#### Auction Information

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

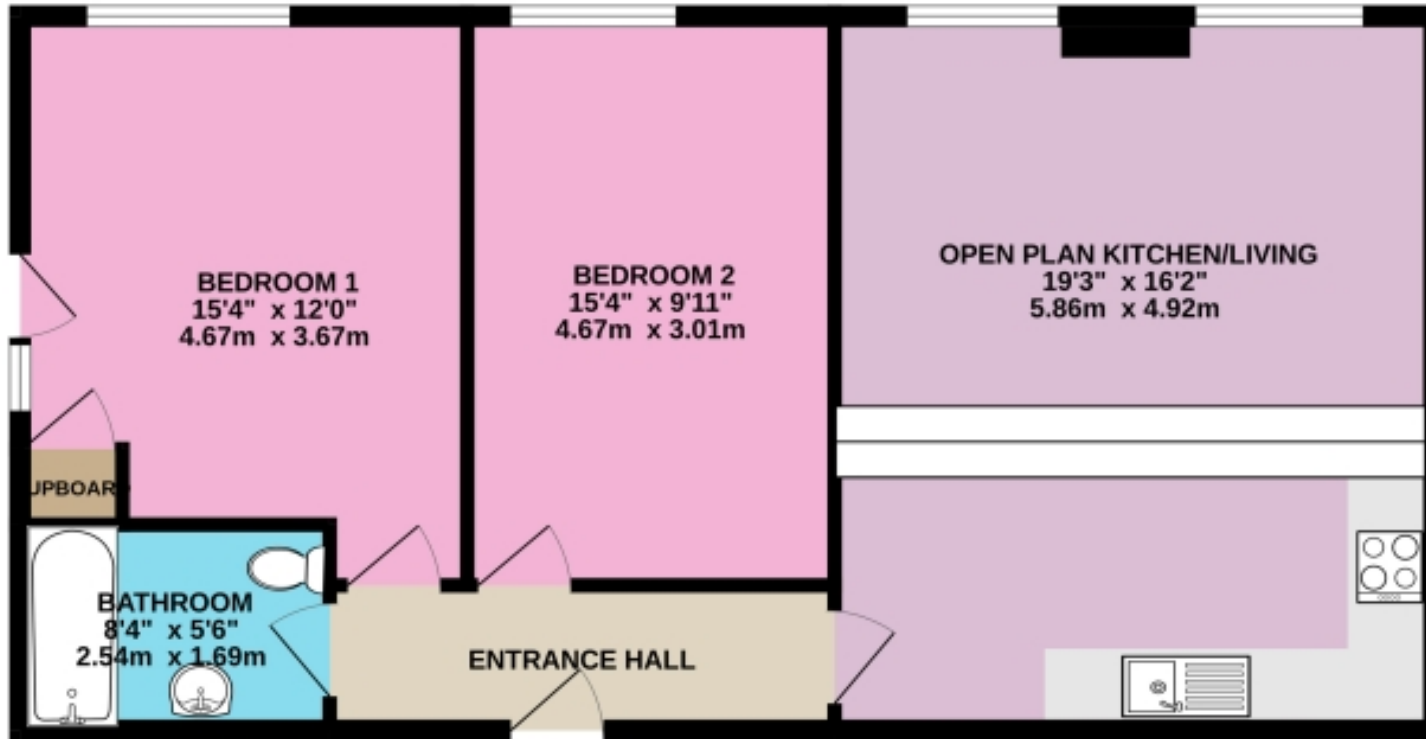
Legal Disclaimer:

These particulars are prepared and issued in good faith for guidance purposes only and do not constitute, nor form any part of, an offer or contract. No person in the employment of Ewemove Worcester has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details, are given without responsibility and any intending tenant or purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any areas, measurements, or distances quoted are approximate only. Fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given as to their working order or suitability. Ewemove Worcester accepts no liability for any inaccuracy, omission or misstatement contained in these particulars. Rents and availability quoted are subject to change or withdrawal without notice. All negotiations are subject to contract. Prospective tenants or purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the accuracy of the particulars and the suitability of the property for their requirements.

**Kitchen/Dining/Living Room**

# Floorplans

FIRST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR, 2 BEDROOM APARTMENT

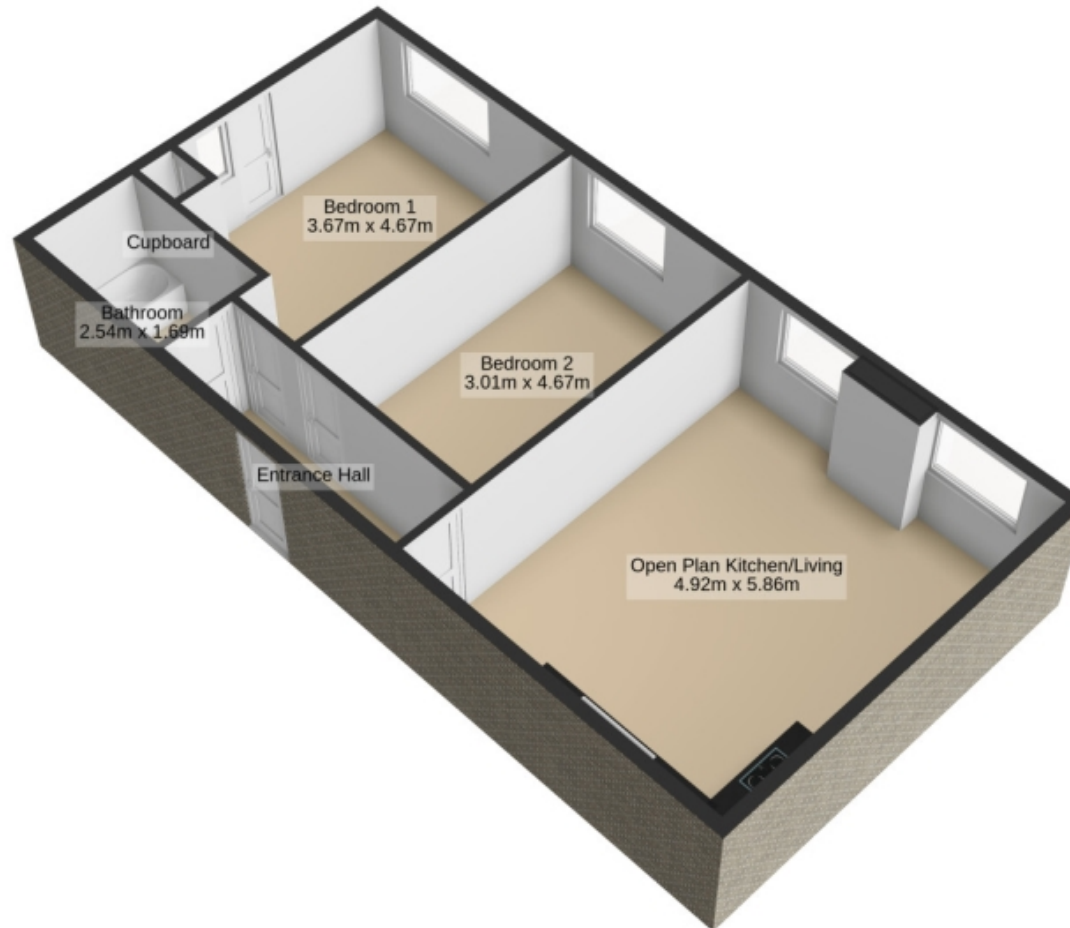
TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Floorplans

FirstFloor  
732 sq.ft. (68.0 sq.m.) approx.



1St Floor, 2 Bedroom Apartment  
Total Floor Area : 753 sq.ft. (70.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Marketed by EweMove Worcester

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