



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 18, Lockwheel House, 4 Woodhouse Close, Worcester. WR5 3FT

£575,000

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A stunning three bedroom Penthouse Apartment, enjoying a wonderful wrap around balcony with far reaching views over the River Severn, towards the Malvern Hills and Worcester City centre. The Apartment benefits from two allocated parking spaces and situated within walking distance of glorious riverside walks and Worcester City centre.

Accommodation comprising: Inner Hall with cupboard space, spacious open plan Lounge, Diner and Kitchen, Master Bedroom with Dressing Area and En-Suite Shower Room, two further Bedrooms and separate Bathroom.

Outside: The Apartment benefits from a balcony stretching round to three sides of the Apartment, taking in stunning views as well as the further benefit of two allocated parking spaces, accessed via electronic gates.

LOCATION:

The Apartment is located in the vibrant Diglis area close to riverside walks and benefiting from popular Public House, Gym, Cafe, as well as being within easy walking distance of Worcester City centre itself, offering a wide range of amenities.

Lounge Diner - 5.23m x 6.11m (17'1" x 20'0")

Kitchen - 3.27m x 2.5m (10'8" x 8'2")

Master Bedroom - 3.39m x 3.52m (11'1" x 11'6")

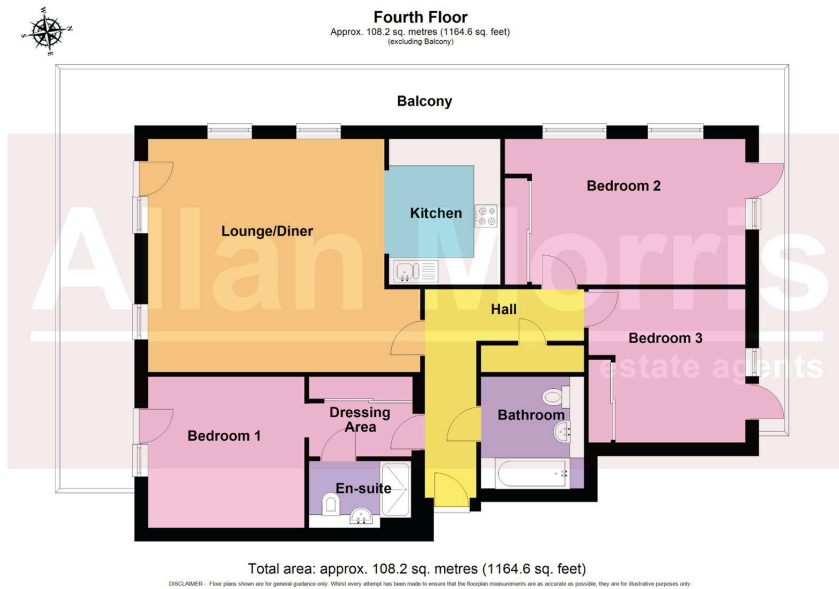
En-suite - 1.5m x 2.5m (4'11" x 8'2")

Bedroom 2 - 3.27m x 5.4m (10'8" x 17'8")

Bedroom 3 - 3.44m x 3.52m (11'3" x 11'6")

Bathroom - 2.51m x 2.32m (8'2" x 7'7")





- No Onward Chain
- 3 double Bedrooms
- 2 Bathrooms
- 2 allocated parking spaces
- Easy access to City centre
- Stunning Penthouse Apartment
- Open plan living accommodation
- Wrap around balcony
- Unrivalled views
- Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	