



Ashford Road, WR2
£200,000

"A home that feels calm and bright, yet perfectly connected to convivence"

- Second-floor apartment in a block of six
- Two double bedrooms, including en-suite main
- Light-filled open-plan kitchen/living space with Juliet balcony
- Park views to the front aspect
- Allocated parking plus visitor spaces
- 117 Years Remaining on Lease
- EPC Rating B
- Council Tax B
- Service Charge £1,744.68PA | Ground Rent £175.00PA





Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Positioned on Ashford Road in the ever-popular St Johns, this second-floor apartment offers the best of both convenience and calm. With orchard walks and lakeside scenery on the door step to shops, cafés and everyday amenities within easy reach. Access into Worcester city centre, and the bypass to the M5, this is a location that makes daily life effortless.

Set within a well-kept block of just six apartments, this flat is perfectly placed on the second floor. Step inside and you're welcomed by a spacious entrance hall with practical storage cupboards - ideal for coats, shoes and keeping everyday life organised.

To the front of the property, the main bedroom enjoys a peaceful outlook over the park, complete with bespoke fitted wardrobes and a modern ensuite shower room. The second bedroom is equally generous, a true double - also benefitting from views across the greenery, making it ideal for guests, a home office or additional family space.

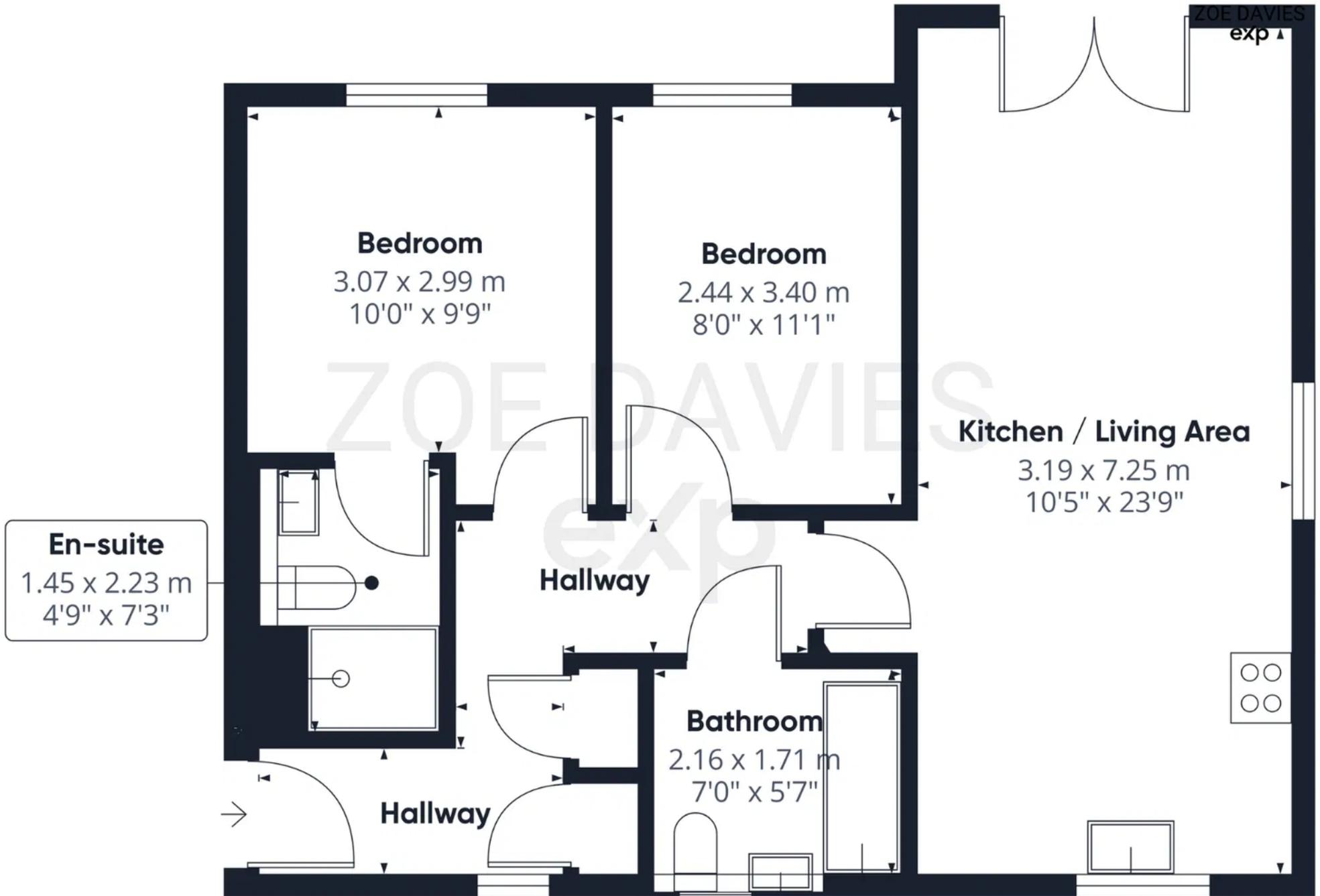
Opposite sits the main bathroom, conveniently positioned for visitors and those using the second bedroom.

At the end of the hallway, the apartment truly opens up. The kitchen/living space is flooded with natural light thanks to windows facing north, east and south - allowing sunshine to move through the room throughout the day. A Juliet balcony to the front adds a sense of openness in the warmer months. The layout has been thoughtfully designed to comfortably accommodate a lounge area, dining table alongside the generous kitchen, fitted with integrated appliances creates a sociable and versatile heart to the home.

The property also benefits from allocated parking for one vehicle, alongside visitor spaces.

Ideal for first-time buyers stepping onto the ladder, or downsizers seeking low-maintenance living in a well-connected Worcester location, this apartment balances space, light and practicality beautifully.





Approximate total area 632ft²

