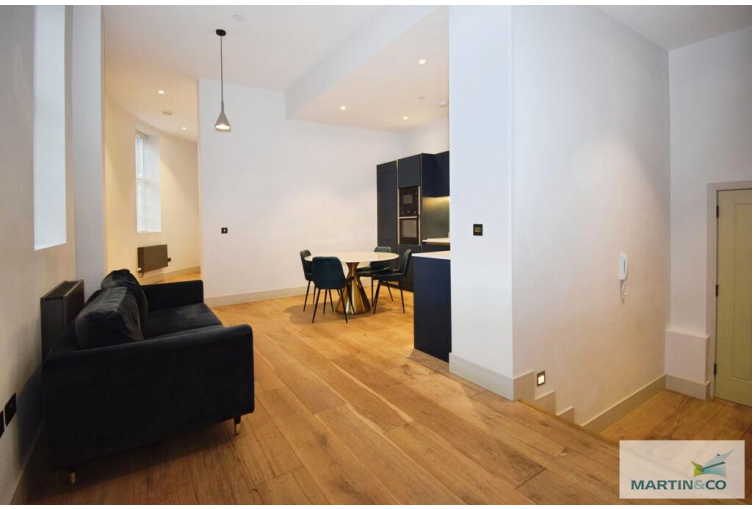
FOR SALE







## Copenhagen Street, Worcester

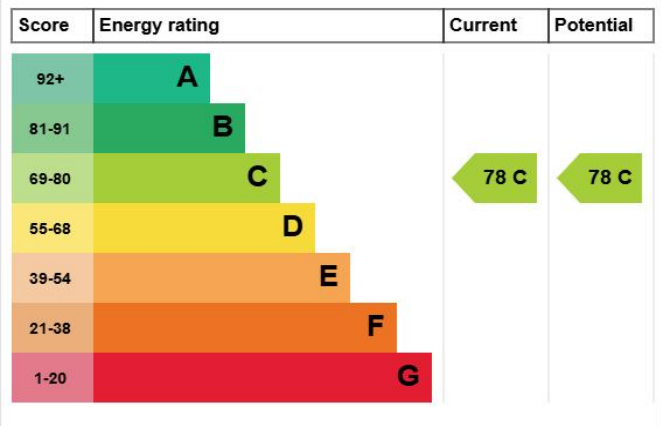
2 Bedrooms, 1 Bathroom, Modern Executive Apartment

**£250,000**

MARTIN&CO




- **Vacant & No Onward chain**
- **Modern Executive Apartment**
- **Double Glazing Throughout**
- **Centrally Located**
- **Easy Access to City**
- **Parking space available by negotiation**
- **Use of communal terrace garden**
- **Use of communal bicycle store**
- **District gas-fired heating system**
- **Council Tax band B**
- **EPC Rating band C**




** LUXURY GROUND FLOOR APARTMENT **
Fantastic opportunity to buy in one of Worcester's premier developments, period conversion of the historic Old Fire Station, benefiting from a long lease with approximately 145 years remaining.

Located in the heart of the City Centre with it's array of shopping and wide variety of places to eat. Riverside and canalside walks are also close at hand and the City is well served with rail links from Foregate Street and Shrub Hill, both of which are within walking distance and provide easy access to Malvern (8 mins), Cheltenham (25 mins), Birmingham (45 mins), Bromsgrove (25 mins), Oxford (1 hour 5 mins), Reading (1 hour 30 mins), Bristol (1 hour 30 mins), and London Paddington (2 hour 6 mins), Worcester Parkway is a short drive and provides further links to most London stations. The M5 is also within easy reach and provides good access to the West Country to the south and The Midlands and the North West.

This fabulous apartment is offered partially furnished, having spacious accommodation of approx 835sqft, comprising: an entrance lobby; hallway with utility cupboard; open plan living room & fitted kitchen; study area; two double bedrooms; and a bathroom.

In addition the apartment has double glazing, district gas-fired central heating system, use of the communal bicycle store & communal terrace garden. A parking space in the gated courtyard can be provided by separate negotiation.





KEY FACTS
Ground floor apartment
Approx 835sqft
Lift to all floors
150 year lease with approx 145 years remaining
Ground rent, Nil
Service Charge, Approx £180pcm
EPC rating band C
Council tax band B
Use of communal garden
Use of communal bicycle store
London 2 hrs 6 min by train

INCLUSIONS
Floor coverings, as fitted
Blinds & Light fittings, as fitted
Integrated dishwasher and fridge
Built-in electric oven & Microwave
Induction hob & cookerhood
Fitted washer dryer
Quartz worktops
Table & four chairs
Bedroom 2 sofa bed & TV unit
Living room sofa

GROUND FLOOR APARTMENT

ENTRANCE LOBBY 1.93m x 1.69m (6'4" x 5'6")
With a built-in cloaks cupboard.

OPEN PLAN LIVING ROOM & FITTED KITCHEN
5.89m x 2.43m < 4.81m (19'4" x 8'0" < 15'9")

LIVING AREA 5.89m x 2.53m (19'4" x 8'3")

FITTED KITCHEN DINER AREA 3.59m

STUDY AREA 4.29m x 0.99m < 2.82m ( (14'1" x 3'3" < 9'3")

HALLWAY 4.01m x 1.05m < 1.88m (13'2" x 3'5" < 6'2")

BEDROOM ONE 4.18m x 2.96m (13'8" x 9'8")

BEDROOM TWO 3.31m x 2.96m (10'10" x 9'8")

BATHROOM 2.84m x 1.71m (9'4" x 5'7")

OUTSIDE

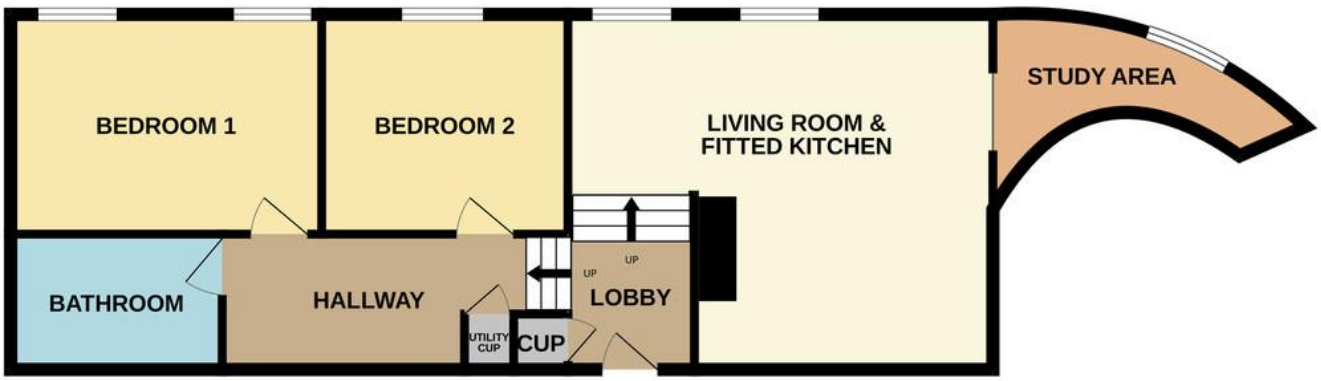
PARKING
A parking space in the secure gated courtyard can be provided by separate negotiation.

COMMUNAL AREAS
The apartment benefits from the use of the communal bicycle store and the communal roof terrace garden for which lift access is available.





# GROUND FLOOR




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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http://www.martinco.com

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.