



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat B, 12 Bath Road, Worcester. WR5 3EJ

Offers In Region Of £159,000

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A very well presented and deceptively spacious two bedroom Apartment, situated within this sought after area, within walking distance of the city, local amenities and major transport links.

Accommodation briefly comprises: Secure entry and steps to lower ground floor, giving access into: Entrance Hall, good size Sitting Room/Dining Area, Kitchen, two double Bedrooms and Bathroom.

Outside:

Communal parking available on a first come, first serve basis.

LOCATION:

The property is centrally located within easy reach of the city, major transport links, including railway stations, motorway links and full range of all local amenities and schooling.

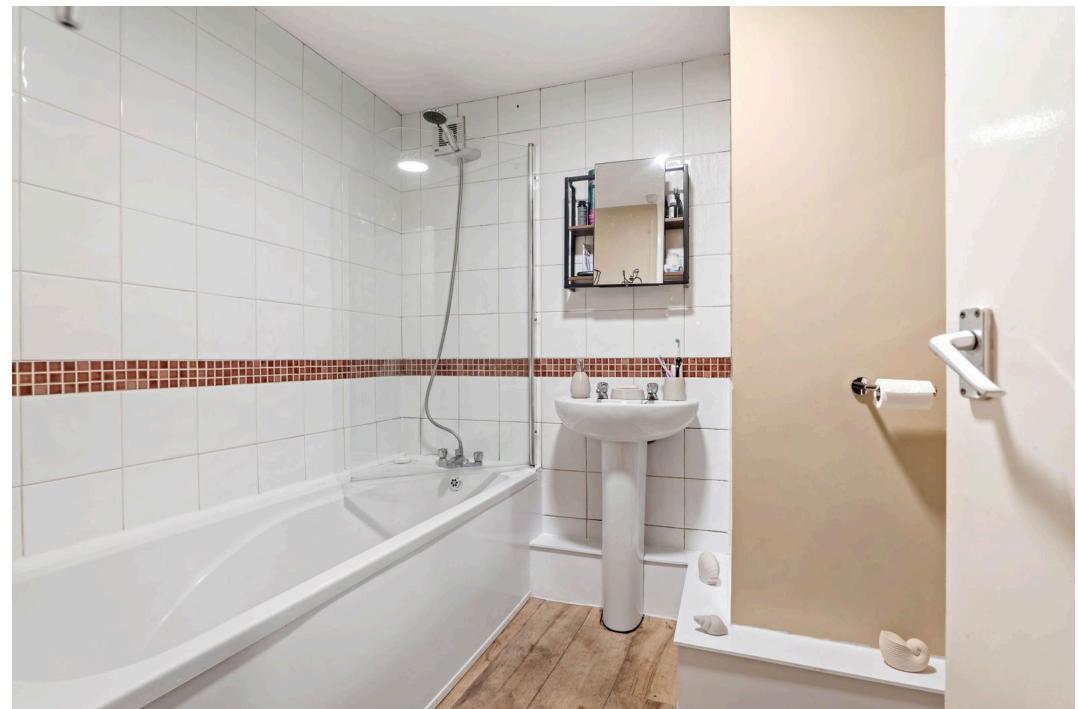
Sitting Room: - 4.5m x 3.5m (14'9" x 11'5")

Kitchen: - 3.5m x 2.9m (11'5" x 9'6")

Bedroom 1: - 3.9m x 3.2m (12'9" x 10'5")

Bedroom 2: - 3.9m x 2.7m (12'9" x 8'10")

Bathroom: - 2.4m x 2m (7'10" x 6'6")

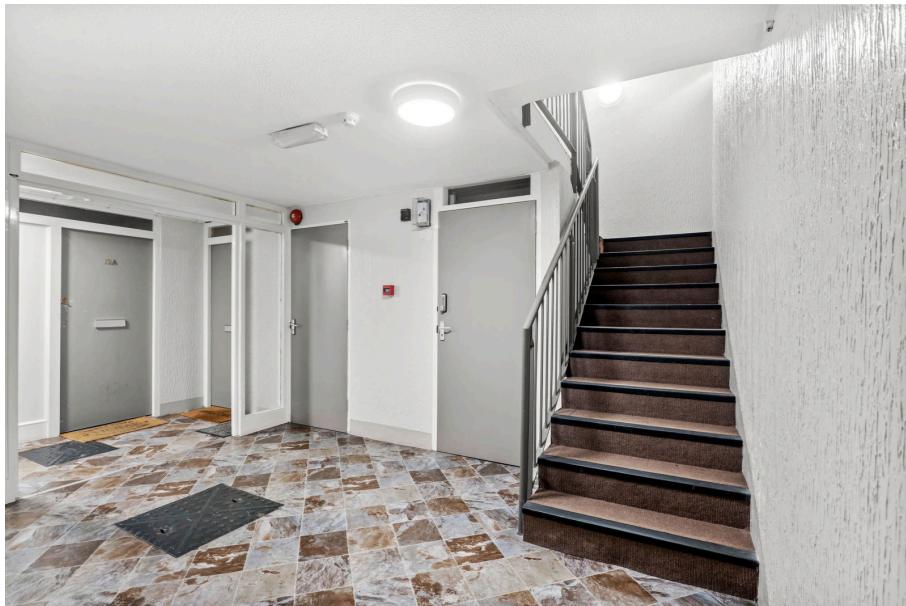




Total area: approx. 64.0 sq. metres (688.8 sq. feet)

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.

- 2 Spacious Bedrooms
- Large Sitting Room/Dining Area
- Kitchen and Bathroom
- Walking distance of city centre
- Close to all amenities & major transport links
- Communal parking available
- Council Tax Band: B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	

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