FOR SALE





## Gatehouse, 29 The Old Fire Station, Worcester, WR1 2EB

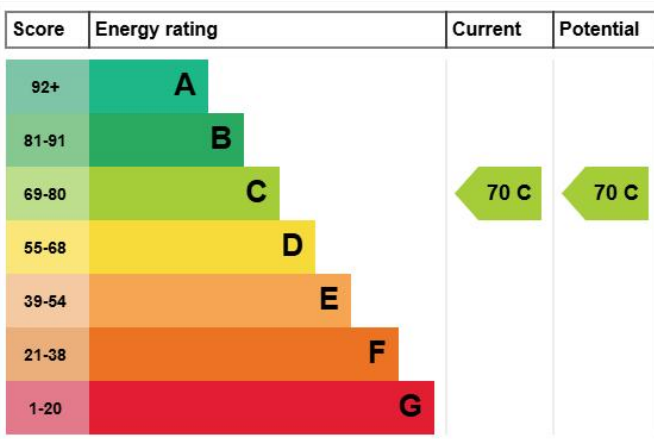
1 Bedroom, 1 Bathroom, Studio Apartment

**£150,000**

MARTIN&CO




- **Modern ground floor studio apartment**
- **Open plan bed/sitting room**
- **Fitted kitchen diner**
- **Shower room**
- **Double glazing**
- **Electric heating**
- **No off-road parking**
- **Council Tax band TBC**
- **EPC Rating band C**
- **No onward chain**




** INVESTMENT OPPORTUNITY, YIELD 7.8% ** Fantastic opportunity to buy in one of Worcester's premier developments, the period conversion of the historic Old Fire Station, currently let on a periodic tenancy.

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 has double glazing, electric heating and is offered with some furniture, having spacious accommodation of approx 320sqft, comprising: a fitted kitchen diner; open plan bed sitting room; and a shower room.

In addition the property has use of the communal bicycle store and communal terrace garden, but is





sold without parking.

KEY FACTS
Ground floor studio apartment
Approx 320sqft accommodation
150 year lease with approx 145 years remaining
Ground rent, Nil
Service Charge, Approx £180pcm
EPC rating band C
Council tax band TBC
Use of communal garden
Use of communal bicycle store
London 2 hrs 6 min by train

INCLUSIONS
Integrated dishwasher and fridge
Built-in electric oven, induction hob & cookerhood
Fitted washer dryer
Microwave
Fitted furniture
Double bed
Wardrobe
Blinds as fitted

GROUND FLOOR APARTMENT

FITTED KITCHEN DINER 5.10m x 1.76m < 2.77m (16'9" x 5'9" < 9'1")

BED / SITTING ROOM 4.25m x 3.49m (13'11" x 11'5") (max)

SHOWER ROOM 2.45m x 0.76m < 1.97m (8'0" x 2'6" < 6'5")

OUTSIDE

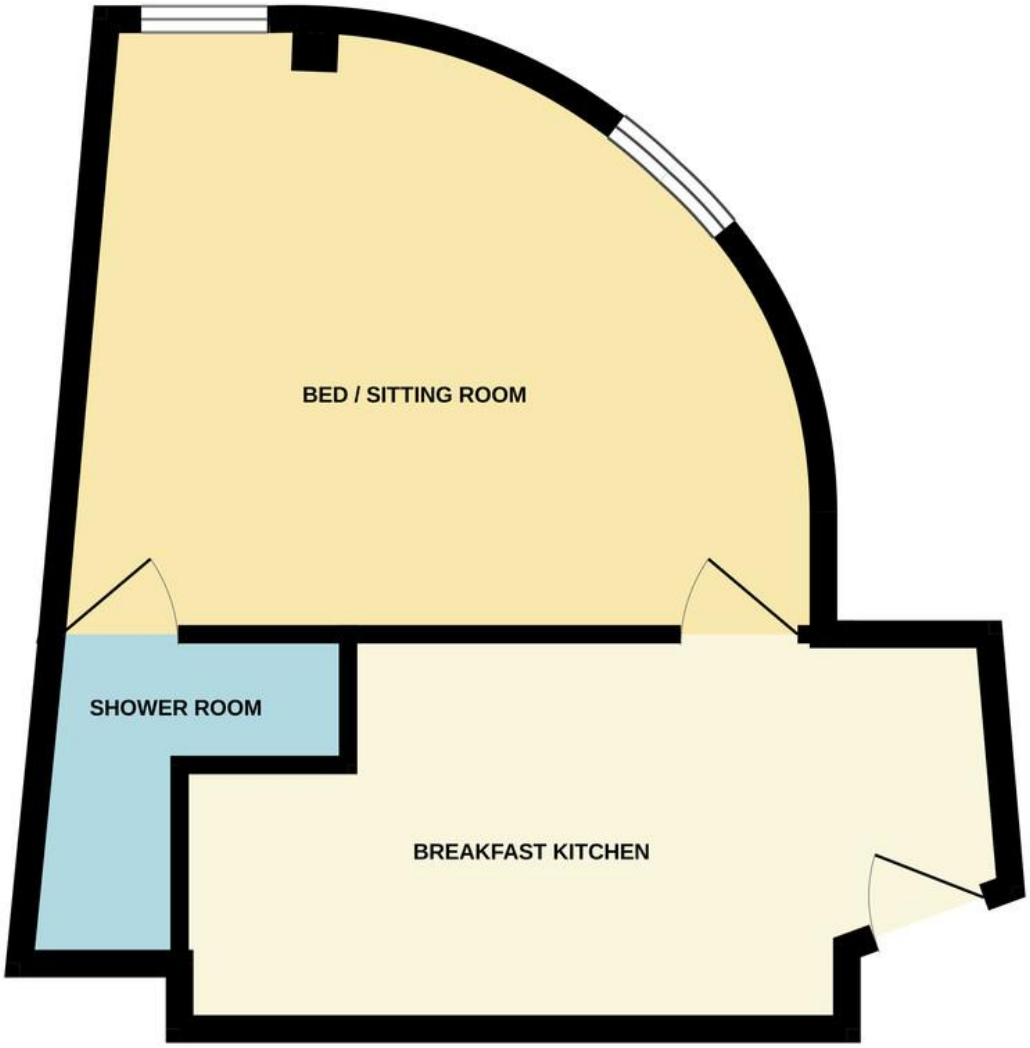
PARKING The property does not include off-road parking.

COMMUNAL AREAS The property benefits from use of the communal bicycle store and communal terrace garden.





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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