



Connells

St. Marys Street
Worcester



Property Description

Situated on St. Mary's Street, just a short walk from Worcester city centre and the River Severn, this one-bedroom ground floor flat offers an ideal blend of character, convenience, and practicality.

Boasting its own private entrance, the property features a spacious living area, a well-appointed kitchen, a comfortable double bedroom, and a modern bathroom. One of the standout features is the generous cellar, providing excellent additional storage.

To the rear, the flat benefits from allocated off-road parking, a rare and valuable feature in this central location.

Whether you're a first-time buyer, downsizer, or investor, this well-located property offers a fantastic opportunity to enjoy city living with the bonus of space and private parking.

Ground Floor

Living Area

12' 2" x 13' 1" (3.71m x 3.99m)
Front facing single glazed bay window, ceiling light, radiator and a fireplace.

Cellar

15' x 12' 8" (4.57m x 3.86m)
Front facing single glazed window, ceiling light and a radiator.

Kitchen

12' 8" x 9' 9" (3.86m x 2.97m)
Side facing single glazed window, ceiling light, base units, sink and drainer unit, gas hob, extractor and a radiator.

Bedroom One

13' 3" x 10' 3" (4.04m x 3.12m)
Rear facing single glazed window, ceiling light and a radiator.

Bathroom

Side facing single glazed window, ceiling light, W.C, wash hand basin, bath with a mixer shower and a radiator.

Outside

Outside Front

To the front of the property is the front door/communal entrance.

Outside Rear

To the rear of the property is an allocated parking space and the rear back door.

Services

All main services are connected to the property.

Leasehold:

Length of Lease: 189 years remaining from the 25th March 1984
Annual Ground Rent: £0
Annual Service Charge: £1200





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315483

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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