



**Connells**

King Charles Place  
St. Johns Worcester



## Property Description

Presenting a fantastic investment opportunity in a sought-after residential area of Worcester, this 3 bedroom HMO on King Charles Place offers spacious accommodation. Fully licensed, the property is ideal for landlords seeking immediate rental income or growing families.

Situated on the second floor of a well-located development on King Charles Place in St John's, Worcester, this well-proportioned three-bedroom flat offers comfortable and practical living accommodation.

The property features a spacious living area with direct access to a balcony, providing a pleasant spot for fresh air. The separate kitchen is functional and well laid out, offering ample storage and workspace.

There are three bedrooms, each offering good natural light and flexibility for use as sleeping accommodation, a home office, or guest space. The property is completed by a family bathroom fitted with essential fixtures.

Please note, the property does not include parking.

Conveniently positioned within easy reach of local amenities, transport links, and Worcester city centre, this flat presents a fantastic opportunity to enjoy city living in a popular residential area.

## Ground Floor

### Communal Entrance

Communal Entrance has stairs leading to the second floor, where the property is located.

## Second Floor

### Entrance Hall

Two storage cupboards and laminate flooring.

Doors to all rooms.

### Living Area

13' 5" x 12' 10" ( 4.09m x 3.91m )  
Side facing double glazed window, ceiling light, radiator and laminate flooring.

Side door leading to the balcony.

### Kitchen

9' 11" x 9' 10" ( 3.02m x 3.00m )  
Side facing double glazed window, ceiling light, radiator, wall and base units, stainless steel sink and drainer unit, space for appliances, boiler part tiled walls and tiled flooring.

### Bedroom One

13' 5" x 11' 3" ( 4.09m x 3.43m )  
Side and rear facing double glazed window, ceiling light, radiator,

### Bedroom Two

12' 11" x 11' 3" ( 3.94m x 3.43m )  
Side facing double glazed window, ceiling light, radiator and carpet flooring.

## Bedroom Three

10' x 9' 7" ( 3.05m x 2.92m )

Side facing double glazed window, ceiling light, radiator and carpet flooring.

## Bathroom

Side facing double glazed window, ceiling light, W.C, wash hand basin, bath with shower, radiator and partly tiled walls.

## Outside

There is on street parking.

## Services

All main services are connected to the property.

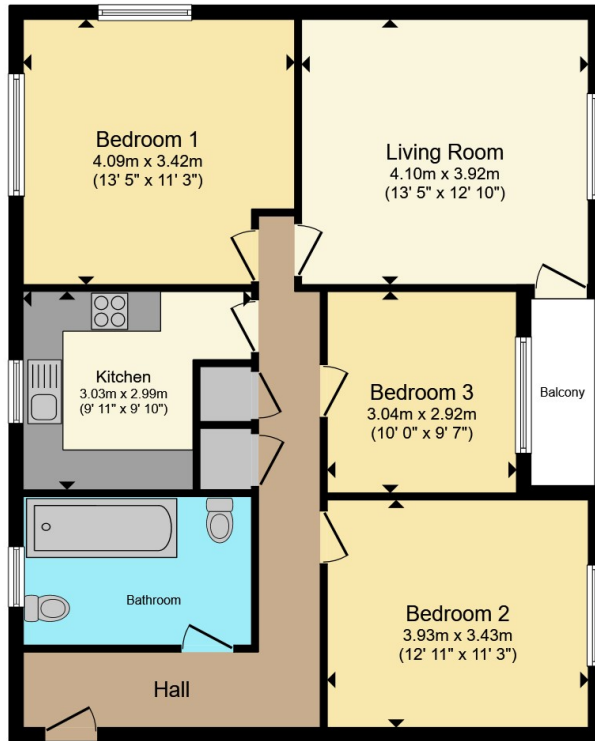
## Leasehold:

Length of Lease: 99 years from the 1st of ebruary 1986

Annual Ground Rent: £148

Annual Service Charges: £1048





Total floor area 87.3 m<sup>2</sup> (940 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: B Council Tax  
Band: B

Service Charge:  
1084.00

Ground Rent:  
148.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 1986. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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