

FOR SALE



51 Newport House, Newport Street, Worcester, WR1 3NG

2 Bedrooms, 2 Bathroom, Apartment

£189,950

MARTIN&CO



- Top floor apartment
- City centre location
- Close to all amenities
- Two double bedrooms
- Balcony with river views
- Secure undercroft parking
- Double glazed
- Electric heating
- Council Tax band C
- EPC Rating band C

***** VACANT & NO ONWARD CHAIN *****

A spacious top floor apartment that delivers modern city living at its best, being a short walk to Foregate Street train station, the bus station and the City Centre, while the balcony offers views over the River Severn.

The accommodation briefly comprises: entrance hallway; two double bedrooms with wardrobes; an en suite shower room; bathroom; and living room with floor to ceiling windows with river view and opening to the fitted kitchen.

Further benefits include: secure door entry system, secure underground gated parking space for one car, communal sky dish, lifts to all floors and a communal courtyard.

KEY FACTS

150 year lease (128 years remaining)
 Ground rent £250pa
 Service charge £2,378 year to 23/06/27
 (Due to reduce by £1,000pa)
 Building Insurance £468 year to 19/11/26
 Electric heating
 Double glazing
 Undercroft parking space
 Council Tax band C
 EPC Rating band C
 Vacant & No onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOP / FOURTH FLOOR APARTMENT

HALLWAY 4.61m x 1.06m < 2.59m (15'1" x 3'5" < 8'6")

BEDROOM ONE 3.41m x 3.56m < 4.75m (11'2" x 11'8" < 15'7")

EN SUITE SHOWER ROOM 2.02m x 1.84m < 3.11m (6'7" x 6'0" < 10'2")

BATHROOM 2.27m x 1.95m (7'5" x 6'5")

BEDROOM TWO 3.41m x 2.58m (11'2" x 8'6")

LIVING ROOM 4.70m x 4.09m (15'5" x 13'5")

FITTED KITCHEN 3.55m x 1.95m (11'8" x 6'4")

OUTSIDE

CORNER BALCONY 4.40m x 1.00m & 2.96m x 1.00m (14'5" x 3'3" & 9'8" x 3'3")

SECURE UNDERCROFT PARKING

Space number B418

INCLUSIONS

Floor coverings as fitted
Electric oven, hob & cookerhood
Washing machine & dishwasher
Fridge/freezer

Some items of furniture may also be available by negotiation



FOURTH FLOOR (TOP)



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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