

Offers Over £160,000

2 Bedroom Apartment for sale

45 Lion Court, Worcester

EweMove SALES AND LETTINGS





Overview

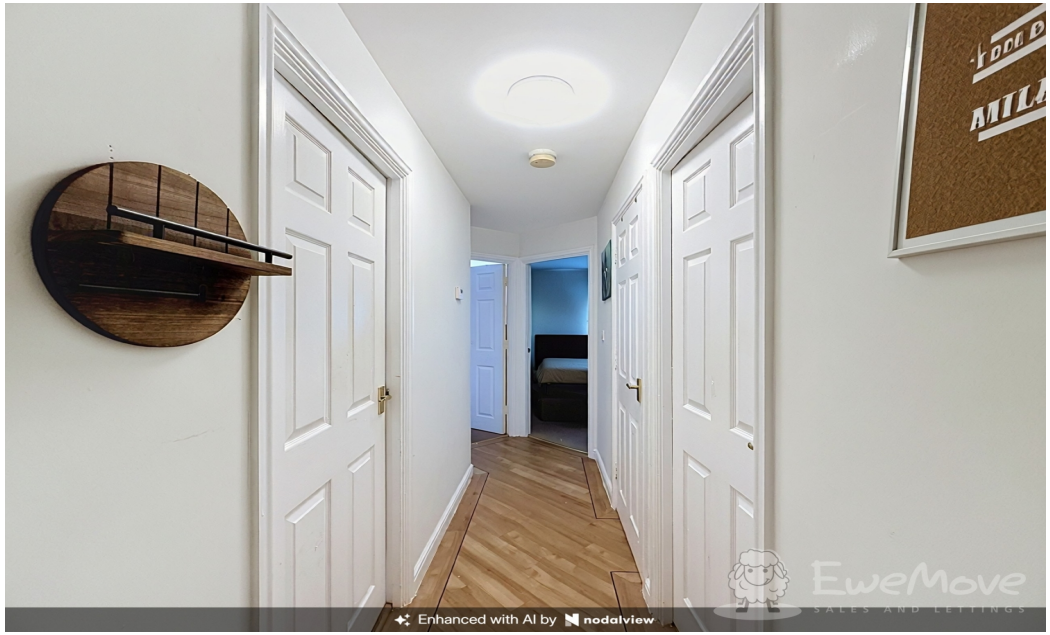
A spacious and well-presented two-bedroom ground floor apartment, enjoying a light and airy layout, garage and parking, with a very long lease. Available with no onward chain. The property features a generous double-aspect living room overlooking the communal gardens, a modern fitted kitchen, two bedrooms and a contemporary shower room.

Key Features

- Garage & Parking Space
- No Onward Chain
- Principal double bedroom with fitted wardrobes
- Spacious double-aspect living room
- 971 yr lease
- Gas Central Heating, Gas Hob
- Very Close to City Centre and Train Station
- Modern shower room with large corner shower
- Garden aspect


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45









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Situated within Lion Court, this attractive ground floor apartment offers approximately 59 sq m of accommodation and would make an excellent purchase for a first-time buyer, downsizer or investor.

A communal entrance lobby serves just three apartments, leading through to the private entrance of number 45. Once inside, the property opens into a bright and spacious hallway with wood-effect laminate flooring and a useful storage cupboard.

The generous living room is a particular feature of the property, benefiting from long, double-aspect windows which allow plenty of natural light into the room and provide an attractive outlook towards the open communal garden area, enclosed by railings.

The modern fitted kitchen is positioned to the front of the property and enjoys a street-facing aspect. It is fitted with a range of cream-coloured wall and base units, providing ample storage, together with a selection of glass-fronted display cabinets.

There are two bedrooms, including a good-sized principal double bedroom fitted with attractive maple-effect wardrobes, providing excellent built-in storage.

The accommodation is completed by a modern shower room, fitted with contemporary white sanitaryware and featuring a large corner shower enclosure.

Further benefits include gas central heating, double-glazed sealed-unit windows, a garage, parking, and access to a private bin storage area.

Leasehold 971 yrs

Annual Ground rent £197

Service charge 2025/26 £3633

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Mobile phone connectivity Very good, O2, Vodafone, 3, EE

Super fibre 5500mb available

Flood risk Very Low

Council Tax Band B , £1867.08 Worcester in 2026/2027

Local schools , • Stanley Road Primary School and Nursery.• St George's C of E Primary School• St George's Catholic Primary School• Royal Grammar School Worcester (RGS)

• King's Worcester: • Bishop Perowne CofE College: Worcester Sixth Form

ANTI MONEY LAUNDERING:

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Lounge
13' 6" x 13' 6" (4.12m x 4.12m)

Kitchen
7' 0" x 10' 5" (2.15m x 3.19m)

Bedroom 1
8' 8" x 14' 1" (2.65m x 4.30m)
at longest into wardrobes

Bedroom 2
11' 3" x 7' 0" (3.44m x 2.15m)
At longest

Shower Room
7' 2" x 6' 4" (2.20m x 1.95m)

Hallway
14' 3" x 2' 10" (4.35m x 0.88m)
at longest point

Floorplans

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Floor 1

Total area: 16.1 m²

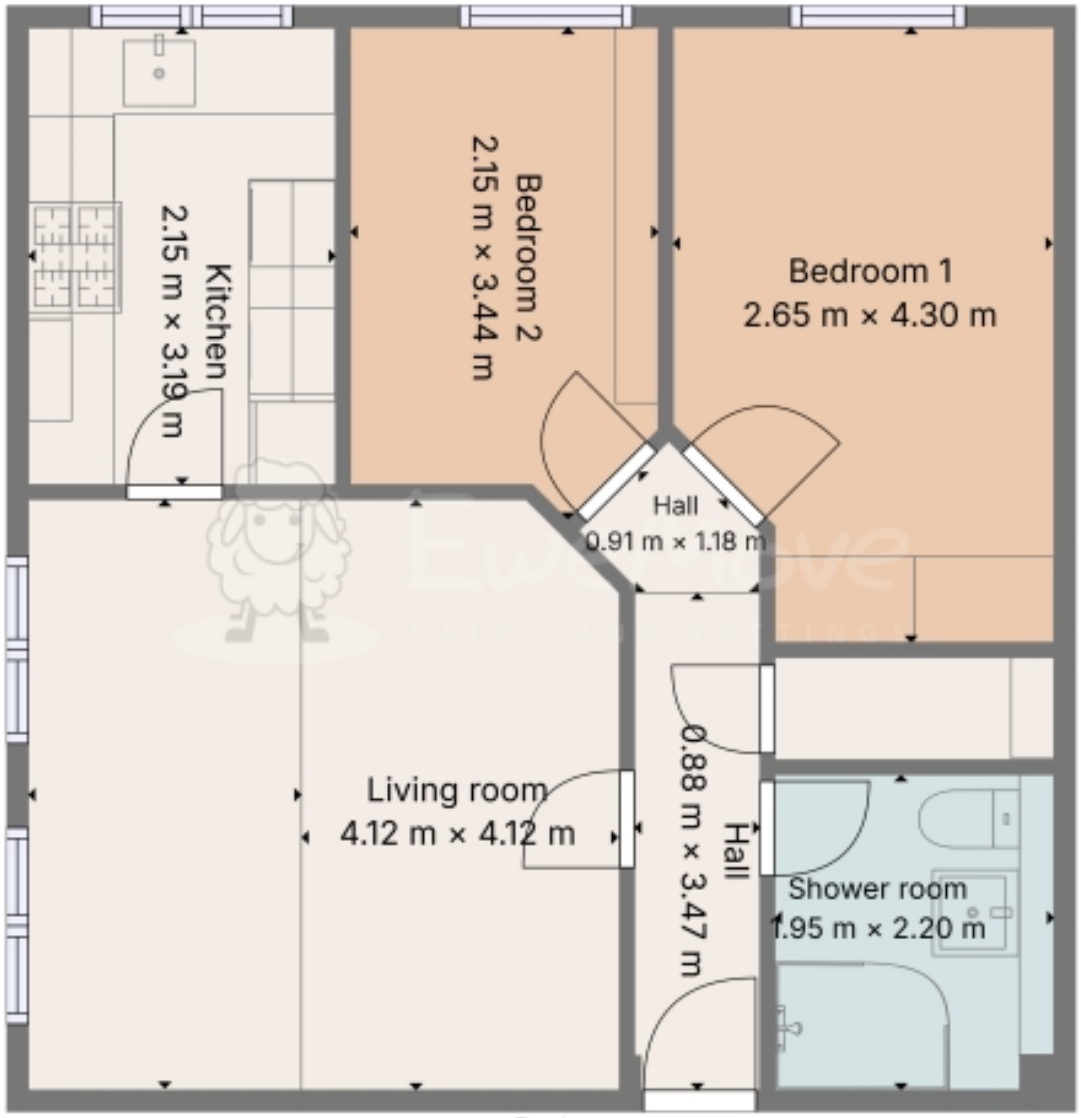
Floor 1: 16.1 m²

Sizes and dimensions are approximate, actual may vary.



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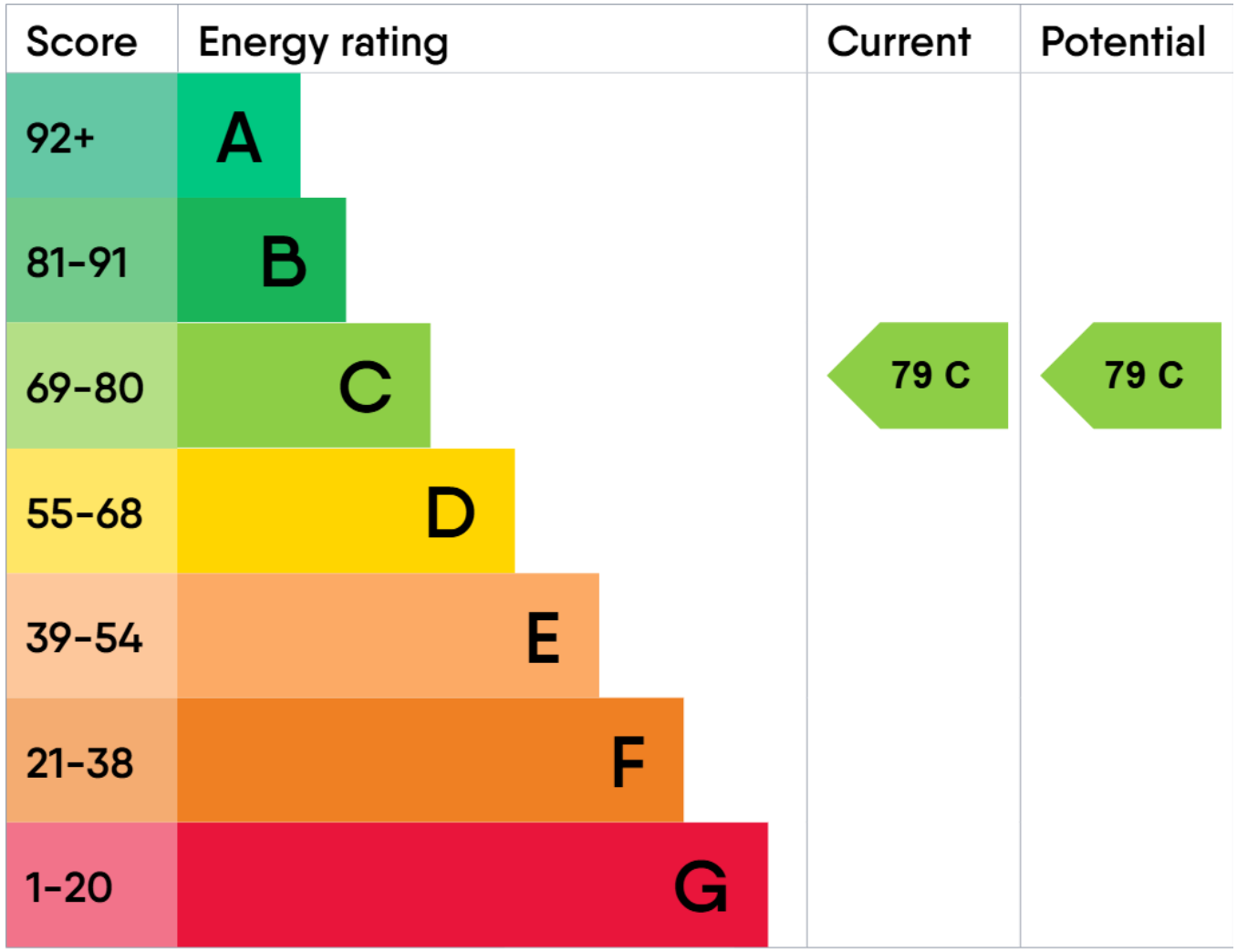
Total area: 58.9 m²

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EPC


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

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