



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 23, The Old Fire Station, Copenhagen Street, Worcester. WR1 2EB

£325,000

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A stunning top floor two bedroom Apartment, forming part of the exclusive Old Fire Station development, located in the very centre of Worcester city, ideally placed for surrounding amenities and with fabulous views towards Worcester Cathedral.

Accommodation: Entrance Hall Area with Utility Cupboard off, open-plan Kitchen with a range of fitted appliances and Breakfast, Lounge/Dining Room, two double Bedrooms and Bathroom.

Outside: The property further benefits from private Store, suitable for parking of a small vehicle, use of communal balcony and stunning roof garden.

AGENT'S NOTES:

(1) Some items of furniture may be available via separate negotiation.

(2) Smart Car available via separate negotiation.

(3) There is the benefit of generous private loft space.

LOCATION: The Apartment forms part of the exclusive Old Fire Station development, which has been finished to an exceptional standard and boasts wonderful internal and external communal areas, located in the heart of Worcester city centre. On your doorstep is a fantastic selection of shops, restaurants, bars, coffee shops, cinemas, 2 railway stations with direct access to Birmingham and London, Worcestershire County Cricket Club, Theatre, glorious riverside walks and the iconic Worcester Cathedral.

Lounge/Kitchen/Diner: - 6.1m x 4.83m (20'0" x 15'10")

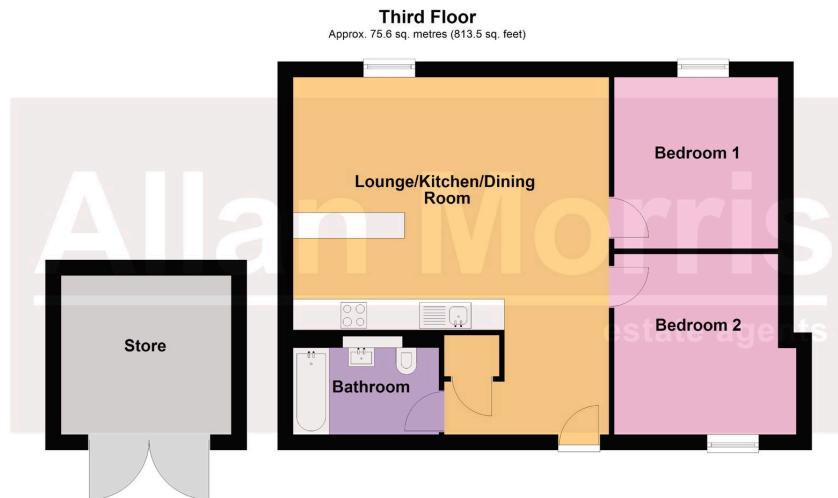
Bedroom 1: - 3.33m x 3.18m (10'11" x 10'5")

Bedroom 2: - 3.53m x 3.51m (11'7" x 11'6")

Bathroom: - 2.82m x 1.93m (9'3" x 6'4")

Store: - 3.3m x 3.07m (10'10" x 10'1")





Total area: approx. 75.6 sq. metres (813.5 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Top floor Apartment
- 2 Bedrooms
- Finished to an excellent standard
- Exclusive gated development
- Private Store
- Communal areas
- Extensive communal roof garden
- City centre location
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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