

FOR SALE



7 The Hop House, 31 Middle Street, Worcester, WR1 1NQ

2 Bedrooms, 2 Bathroom, Apartment

£189,950

MARTIN&CO



- Vacant & No Onward Chain
- Long lease - approx 978 years remain
- Character 18th century building
- Approx 750sqft conversion
- Allocated parking space
- Lift to All Floors
- Open Plan Living Room & Kitchen
- 2 double bedrooms
- Council Tax band B
- EPC Rating band C
- Gas central heating
- Partial double glazing

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

A well appointed second floor apartment, converted from an 18th century commercial building, offering modern accommodation whilst retaining much of the original character of the building and being extremely well positioned in the heart of Worcester to enjoy convenient transport and local amenities.

This lovely character benefits from a long-term lease with approximately 978 years remaining. The property briefly comprises: communal entrance hall, lifts and stairs to all floors and accommodation amounting to approximately 750sqft, including hallway, two good sized double bedrooms, en suite shower room, bathroom with shower over bath, large open plan living room & fitted kitchen with Juliette balcony.

In addition the property has gas-fired central heating and partial double glazing, with an allocated parking space.

LOCATION

The Hop House is a superb conversion based in the heart of Worcester City Centre. Located within a short walk of Foregate Street Railway Station the apartment offers easy access to all central amenities, including shopping, bars, restaurants, local theatre and leisure services.

INCLUSIONS

- Floor coverings
- Blinds & Light fittings
- Fridge/freezer & Electric oven
- Gas hob & Cookerhood
- Integrated Dishwasher & Washer dryer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR APARTMENT

ENTRANCE LOBBY 1.48m x 1.20m (4'10" x 3'11")

HALLWAY 5.05m x 1.62m < 2.44m (16'6" x 5'3" < 8'0")

OPEN PLAN LIVING ROOM & FITTED KITCHEN

LIVING ROOM AREA 4.52m x 3.30m (14'10" x 10'10")

FITTED KITCHEN AREA 3.30m x 2.54m (10'10" x 8'4")

BEDROOM ONE 3.34m < 3.57m x 3.10m (10'11" < 11'8" x 10'2")

EN SUITE SHOWER ROOM 2.41m x 1.89m (7'11" x 6'2")

BEDROOM TWO 4.01m x 2.88m (13'2" x 9'3")

BATHROOM 2.07m x 1.80m (6'9" x 5'11")

OUTSIDE

PARKING

The property benefits from an allocated parking space.

LEASEHOLD INFORMATION

Term Remaining:	Approximately 978 Years
Annual Service Charge:	Approximately £2586
Annual Ground Rent:	Approximately £150



SECOND FLOOR



SECOND FLOOR APARTMENT

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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