



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 19 Elgar Court, Rainbow Hill, Worcester. WR3 8NF

Offers In Region Of £117,000

1 1 1



A wonderful opportunity to acquire a very well presented one bedroom Apartment, in this sought after location within walking distance of Worcester City, amenities and transport links, with the benefit of en-bloc garaging.

Accommodation briefly comprises: Secure entry to first floor and into Hallway, open-plan Sitting Room/Dining Area to the front elevation, a light and airy room, modern fitted Kitchen with built-in appliances to include oven, microwave, fridge freezer and washing machine, breakfast bar and tiled splash backs, double Bedroom with storage cupboard housing gas central heating boiler, Shower Room fitted in a modern style, with large walk-in shower and glass side screen.

Outside: The Apartment benefits from communal gardens and En-bloc Garaging.



**Sitting Room/Dining Area** - 5.1m x 3.2m (16'8" x 10'5")

**Kitchen** - 3.2m x 2.3m (10'5" x 7'6")

**Bedroom** - 4m x 2.8m (13'1" x 9'2")

**Shower Room** - 2.1m x 1.7m (6'10" x 5'6")



**First Floor**  
Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 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.

- Purpose built 1st floor one bedroom Apartment
- Modern Kitchen
- Modern Shower Room
- En-bloc Garage
- Spacious Sitting Room/ Dining Area
- Good size double Bedroom
- Within walking distance of city centre
- Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	