



**Connells**

Angel House Broad Street  
Worcester



## Property Description

Situated within the sought-after Angel House on Broad Street, this well-presented first-floor apartment offers contemporary city living in the heart of Worcester.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living and kitchen area, providing an ideal space for both relaxing and entertaining. There is a generous double bedroom and a modern bathroom, completing the well-proportioned layout.

Further benefits include permit parking availability making this an excellent opportunity for first-time buyers, professionals, or investors seeking a centrally located property close to Worcester's shops, restaurants, transport links, and local amenities.

## Ground Floor

### First Floor

### Kitchen/ Living Area

#### Living Area:

Two front facing single glazed windows, spotlights, electric heater and carpet flooring.

#### Kitchen Area:

Front facing single glazed window, spotlights, wall and base units, part tiled walls, integrated oven/dishwasher and oven, stainless steel sink and drainer unit and vinyl flooring.

### Bedroom One

Internal single glazed window to living area, spotlights, electric heater and carpet flooring.

## Bathroom

W.C, wash hand basin, bath with shower, chrome towel radiator, cupboard, part tiled walls and vinyl flooring.

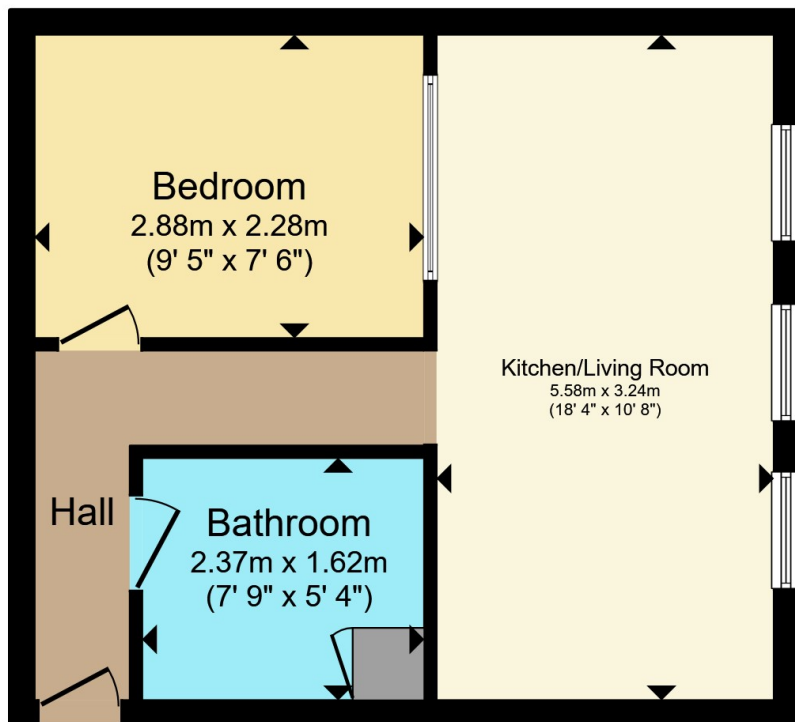
## Parking

Permit parking available.

## Services

All main services are connected to the property.





Total floor area 34.5 m<sup>2</sup> (372 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: D Council Tax Band: A

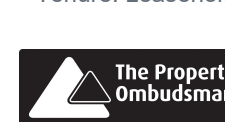
Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315990](http://connells.co.uk/Property/WOR315990)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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