



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 29, St. Wulstans Court, Bath Road, Worcester. WR5 3ED

Offers In Region Of £160,000

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A superb opportunity to acquire a spacious one bedroom 3rd floor purpose built Apartment, within easy walking distance of the city and all its amenities, with balcony over the canal.

Accommodation briefly comprises: Secure entry and either lift or stairs up to 3rd floor into: Entrance Hall with storage cupboard and secure entry pad, into spacious Sitting Room/Dining/Kitchen Area. The Sitting Room/Dining Area has a high ceiling and 2 sets of doors giving access to balcony 1st overlooking canal and views of the Malvern Hills. Kitchen Area is fitted with oven, hob, extractor fan, washing machine and integrated fridge/freezer. Good size double Bedroom with built-in wardrobes and view of the Cathedral. Shower Room.

Outside: The property benefits from secure allocated parking.

LOCATION:

The property is situated within easy walking distance of the city centre and all its amenities, together with access to the canal and riverside walks.

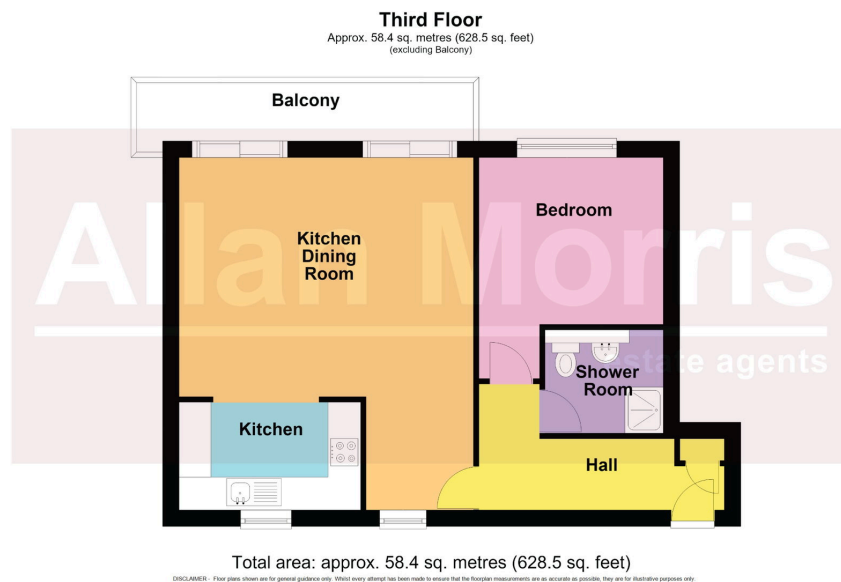
Family Area: - 3.5m x 1.9m (11'5" x 6'2")

Sitting Room/Dining Area: - 6.5m x 5.5m (21'3" maximum x 18'0")

Bedroom: - 4.1m x 3.3m (13'5" x 10'9")

Shower Room: - 2.1m x 1.9m (6'10" x 6'2")





- NO ONWARD CHAIN
- Good size balcony overlooking canal
- Open-plan Sitting Room Area with high ceiling
- New boiler
- 3rd Floor
- Views towards the Malvern Hills
- Secure allocated parking
- Council Tax Band: B

