



## St Georges Lane North, Worcester, WR1 1RG

Ref: 29872807

Offers in Excess of  
**£60,000**

This conveniently located property comprises: residents lounge & communal areas, with lifts & stairs to the property. The home has an entrance hallway with access to the storage cupboard, shower room, bedroom & living/dining room. The shower room has a cubicle, vanity wash basin & W.C. The bedroom has a range of built in wardrobes. From the living room is the kitchen which has a range of base & wall units, sink & drainer, integrated oven, hob & extractor & white goods including Fridge, Freezer and Microwave. Internally all the fittings have now been replaced with Chrome fixtures.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS

# Gallery



Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG



# Property Description

Offered for sale with no onward chain, this second floor over 60's apartment is set within walking distance of the city & Sainsbury's Local.

Externally there is residents parking, on a first come, first served basis & there are communal grounds for your enjoyment.

There is a residents laundry room room for your use, included within the service charges.

The home is convenient for a Sainsburys Local & several cafes & pubs, as well as being on the bus route in to the city. It is walking distance of the high street & of Foregate Street train station, which has links to London stations.

The M5 is also a short drive away, as well as being close to Lansdowne & Gheluvelt Park.

Worcester has a wide range of amenities to include restaurants, bars, cafes, pubs & shops. There are river side walks, National Trust properties & the historic cathedral.

## LEASEHOLD

Lease Length 86 Years

Service Charge £2,750.00 per annum

Ground Rent £439.30 per annum

**Agents Note** - Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

**General information** - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

# FloorPlans



**Second Floor**

All measurements are approximate and for display purposes only