



## Friar Street, City Centre, Worcester, WR1 2NA

Ref: 20174083

Offers in Excess of  
**£130,000**

A surprisingly spacious-and recently refurbished two bedroom first floor apartment situated in an excellent location within the heart of Worcester City Centre. The property which is close many local amenities and transport links, briefly comprises; Entrance Hall, Lounge/Diner, Kitchen with Balcony, Bathroom, Two Bedrooms and One with a Balcony. Further benefits include; Electric heating, Balcony Views, Modern Style Bathroom and Fitted Kitchen. Virtual Viewing Available.

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 **Shelton & Lines**  
ESTATE AGENTS

# Gallery



# Property Description

**Approach** - Approached by secure communal entrance with telecom entry system. Staircase leading to the apartment which can be located on the first floor.

**Entrance Hall** - Airing cupboard with door access. Ceiling light point and wall mounted electric heater.

**Lounge/Diner** - 15' 9" (Max) x 16' 9" (Max) (4.80m x 5.11m) Window with view of front aspect. Opening through to kitchen. Ceiling light points and two wall mounted electric heaters.

**Kitchen** - 8' 6" x 10' 4" (2.59m x 3.15m) Fitted kitchen with matching base and wall storage cupboards with integrated appliances including; sink with chrome mixer tap and drainer, electric oven with four circle hob unit and extractor fan, dishwasher, washing machine and fridge-freezer. Patio doors leading to balcony area. Tiled splashback and ceiling light point.

**Bedroom One** - 9' 5" x 13' 1" (2.87m x 3.99m) Window with view of front aspect. Ceiling light point and wall mounted electric heater.

**Bedroom Two** - 8' 6" x 10' 3" (2.59m x 3.12m) Patio doors leading to balcony area. Ceiling light point and wall mounted electric heater.

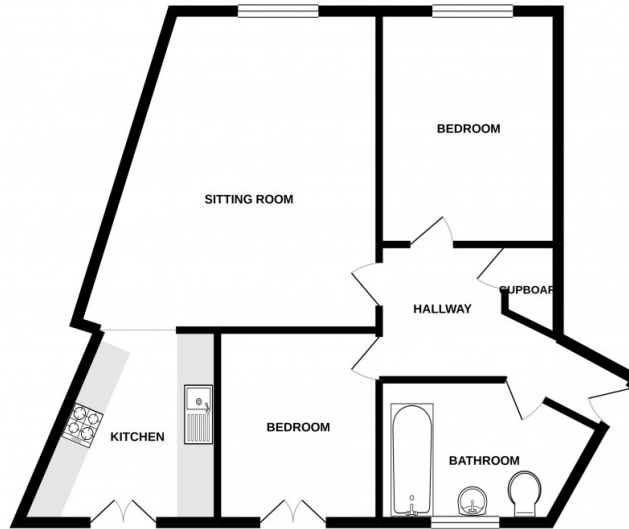
**Bathroom** - Modern style suite including; Bath with wall mounted mixer showerhead, low flush unit toilet and pedestal sink. Obscured window through to rear aspect. Tiled splashback ceiling light point and electric towel radiator.

**Agents Note** - Please note that a Buyers Reservation/Administration Fee of £400 plus V.A.T. is payable at the point of offer being accepted to Shelton & Lines – for terms and conditions please see Shelton and Lines website under the "Buyers" tab.

**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

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, heights 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 for any prospective purchase. The services, fixtures and fittings are shown and have no legal guarantee, as to their operation or fitness for use.  
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