



Westbury Street, City Centre, Worcester, WR1 1NW

£139,500

Ref: 27051925

This is a fine example of city centre living. The apartment is located in a contemporary building, just a few minutes' walk away from all the city's amenities. Additionally, the apartment offers off-road parking, and views of the canal. This first-floor apartment comprises of two bedrooms, and it's being offered for sale with NO ONWARD CHAIN.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

A spacious and well-lit living room, which measures 17 feet and features three windows, is located at the front of the apartment, overlooking the canal. The kitchen is positioned to the rear and has dual aspect windows, offering views to the side and rear of the building.

The apartment features a fantastic double bedroom, which also overlooks the canal, and a large single bedroom. A bathroom is also present.

To the rear of the building is a parking area that can accommodate one car.

1/3 Share of Freehold.

No Ground Rent or Service Charge.

There will be a new lease of 999 years from 1/1/2024

Council Tax Band B - Worcester Council

Entrance Hall

Living Room - 17' 6" x 11' 3" (5.33m x 3.43m)

Kitchen - 10' 1" x 7' 9" (3.07m x 2.36m)

Bedroom 1 - 11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom 2 - 10' 1" x 7' 6" max (3.07m x 2.29m max)

Bathroom

Agents Note - Please note that a Buyers Fee of £480 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.

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FloorPlans

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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