



## Northwick Avenue, Worcester, WR3 7AT

**£155,000**

**Ref: 27146387**

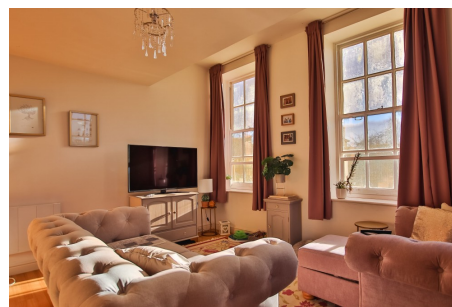
A part of the popular 'Barbourne Works' development, the property offers the perfect blend of style and functionality. With its open-plan design, the apartment comprises of an Entrance Hall, a bright and airy Living Room, a Fitted Kitchen, a Dining Area, Two Bedrooms, and a modern Bathroom.

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

 **Shelton & Lines**  
 ESTATE AGENTS



# Gallery



# Property Description

Step into the world of contemporary living with this stunning two-bedroom ground floor apartment in the highly sought-after area of Barbourne.

The apartment also features an allocated parking space, a tranquil communal courtyard area, a secure telecom entry system, bike storage, period feature windows, and electric heating. Experience the joy of seamless indoor-outdoor living with this breathtaking apartment that is perfect for entertaining guests or for simply relaxing in style.

980 Years Remaining On Lease

Service Charge £1,376.64 every 6 months.

Ground Rent £100 per annum.

Council Tax Band B - Worcester Council

## Entrance Hall

**Open Plan Living Area** - 21' 7" x 13' 7" (6.58m x 4.14m)

**Bedroom 1** - 12' 9" x 9' 2" (3.89m x 2.79m)

**Bedroom 2** - 12' 9" max x 7' 2" (3.89m max x 2.18m)

## Bathroom

**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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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