

FOR SALE



The Old Fire Station

1 Bedroom, 1 Bathroom, Studio Apartment

£170,000



- Ground Floor Studio Apartment
- Central City Location
- Open Plan Bed/Sitting & Fitted Kitchen
- Shower Room
- Double Glazing
- Electric heating
- Use of communal bicycle store
- Use of communal terrace garden
- Council Tax band TBC
- EPC Rating band C

**** GROUND FLOOR STUDIO APARTMENT ****

Fantastic opportunity to buy in one of Worcester's premier developments, the period conversion of the historic Old Fire Station.

Located in the heart of the City Centre with it's array of shopping and wide variety of places to eat. Riverside and canalside walks are also close at hand and the City is well served with rail links from Foregate Street and Shrub Hill, both of which are within walking distance and provide easy access to Malvern (8 mins), Cheltenham (25 mins), Birmingham (45 mins), Bromsgrove (25 mins), Oxford (1 hour 5 mins), Reading (1 hour 30 mins), Bristol (1 hour 30 mins), and London Paddington (2 hour 6 mins), Worcester Parkway is a short drive and provides further links to most London stations. The M5 is also within easy reach and provides good access to the West Country to the south and The Midlands and the North West.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This fabulous apartment has double glazing, electric heating and is offered with some furniture, having spacious accommodation of approx 400sqft, comprising: an entrance hall; open plan bed sitting room & fitted kitchen; and a shower room.

In addition the property has use of the communal bicycle store and communal terrace garden, but is sold without parking.



KEY FACTS

Ground floor studio apartment
 Approx 400sqft accommodation
 150 year lease with approx 145 years remaining
 Ground rent, Nil
 Service Charge, Approx £180pcm
 EPC rating band C
 Council tax band TBC
 Use of communal garden
 Use of communal bicycle store
 London 2 hrs 6 min by train

INCLUSIONS

Integrated dishwasher and fridge
 Built-in electric oven, induction hob & cookerhood
 Fitted washer dryer
 Some of the furniture

GROUND FLOOR STUDIO APARTMENT

HALL 2.65m x 1.09m (8'8" x 3'7")

OPEN PLAN BED SITTING ROOM & FITTED KITCHEN 9.32m x 3.73m (30'7" x 12'3") (max)

LIVING & KITCHEN AREA 5.61m x 3.73m (18'5" x 12'3")

BEDROOM AREA 3.91m x 1.23m < 3.73m (12'10" x 4'0" < 12'3") Plus a built-in cupboard/wardrobe

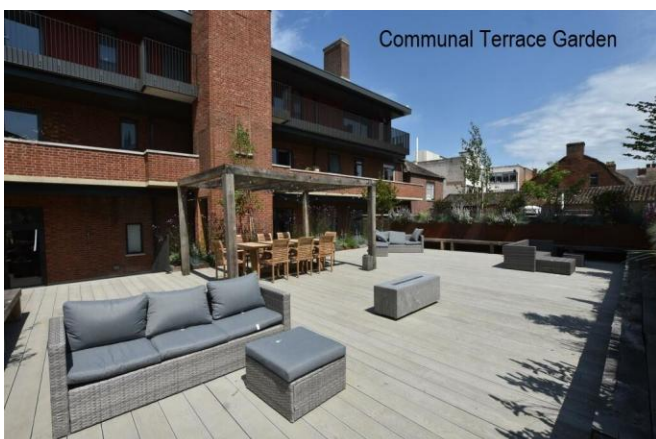
SHOWER ROOM 2.67m 1.22m (8'9" x 4'0")

OUTSIDE

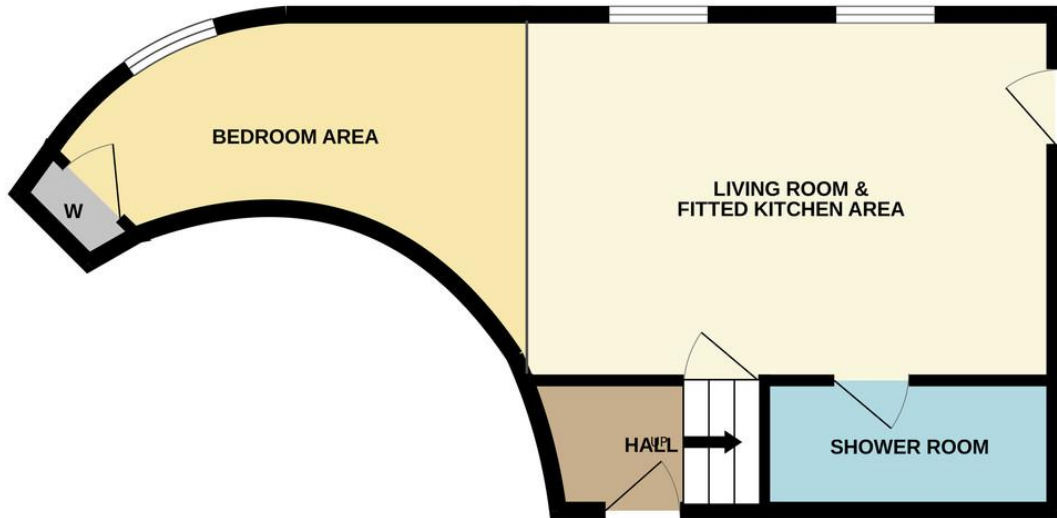
USE OF COMMUNAL TERRACE GARDEN

USE OF COMMUNAL BICYCLE STORE

NO OFF-ROAD PARKING



GROUND 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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