

FOR SALE



Apartment 25 Austin Court, Mill Street, Worcester

1 Bedroom, 1 Bathroom, Top Floor Apartment

£157,500





- Sought After Location
- Walking Distance to Train Station
- Secure Gated Parking
- Top Floor Apartment
- Rooftop Views
- Fitted Kitchen with Appliances
- Underfloor Heating
- Council Tax band B
- EPC Rating band C
- 130 year lease from 01/09/2017
- Approx 121 years remaining

"VACANT & NO ONWARD CHAIN"

A well presented top floor apartment located in a canalside setting, in the sought after Diglis area of Worcester just a short walk from the City Centre and Foregate Street railway station.

The property offers a high quality of finish throughout and briefly comprises: secure communal door entry with intercom to apartment; entrance hallway; open plan living room and fitted kitchen with rooftop views; double bedroom with a built-in wardrobe; and a modern shower room.

Further benefits include: PVC double glazing under floor heating with room thermostats, lift access to all floors and parking, secure door entry with intercom, gated undercroft parking space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

INCLUSIONS

Floor coverings as fitted
 Light fittings
 Integrated & built-in appliances
 Blinds as fitted



DESCRIPTION

COMMUNAL ENTRANCE DOOR
With security intercom to apartment.

COMMUNAL ENTRANCE HALL
With lift and stairs to all floors and the undercroft parking.

TOP FLOOR APARTMENT

HALLWAY 3.01m x 1.07m < 2.27m (9'10" x 3'6" < 7'5")

SHOWER ROOM 1.97m x 1.47m (6'5" x 4'10")

DOUBLE BEDROOM 3.11m x 2.46m < 3.07m (10'2" x 8'1" < 10'1")

OPEN PLAN LIVING ROOM & FITTED KITCHEN
6.20m < 6.91m x 3.07m (20'4" < 22'8" x 10'1")

OUTSIDE

UNDERCROFT PARKING
There is an allocated parking space (number 57) in the gated undercroft parking area.

GARDEN
The property benefits from use of the communal courtyard garden.

LEASE & MANAGEMENT DETAILS
LEASE: 130 year lease from 01/09/2017 (approx 121 years remaining) at an annual ground rent of £124, with a review on 01/09/2042.

SERVICE & MANAGEMENT CHARGE: latest 6 month period was £675.



TOP FLOOR APARTMENT



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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