

Flat 2 Fairfax House, Fish Street,
Worcester City Centre WR1 2HN

Located in a long established street dating back to the medieval era & in the centre of the historic City of Worcester. The home is close to walks by the River Severn & all the city has to offer.

The property is offered for sale with no onward chain & was designed by award winning architects and built by the prestigious builder, Roland Jones Homes, in 2002.

The apartment is located on the ground floor, is a one sixth share of freehold with a lease of 979 years remaining.

The living area is somewhere for you to relax with the added benefit of double doors opening up to your own outside seating area and there is also the perfect sized kitchen too, this room allows you to potter, cook or simply just put your feet up. The kitchen has been re-fitted by Howdens & has a range of base & wall units, sink & drainer, oven, hob & extractor & integrated white goods to include a dishwasher & fridge/freezer,

There are two double bedrooms, the main bedroom having ceiling-to-floor wardrobes and there is also a beautiful shower room too having a curved wall which really shows off the inimitable nature of this property.

The apartment has been redecorated throughout to include spotlights and flooring.

City Fibre Internet service which can provide hyper fast internet access up to 900MBS is available in the area.

Worcester has a wide range of amenities & facilities on your doorstep. These include: cafes, bars, restaurants, pubs, shops, supermarkets, leisure facilities, retail parks & historic sites.

Car Parking permits are available from the local authority ranging from £742-£890.40 per annum, according to their website.

SHARE OF FREEHOLD 1/6th Share

Lease Remaining 979 Years

Annual Service Charge £850 (No Ground Rent)

Council Tax Band B - Worcester Council





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

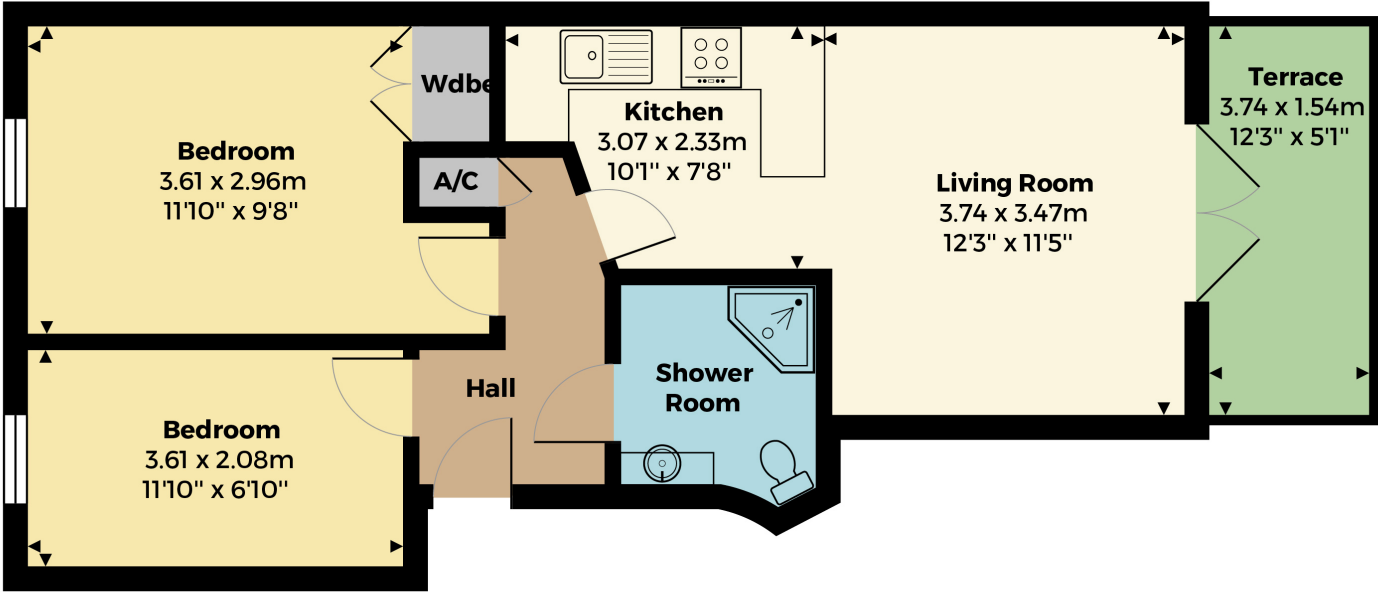


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

All measurements are approximate and for display purposes only



Ground Floor

sheltonandlines.co.uk