



Apartment 12, 2 Surman Street,
Worcester WR1 1HL

A beautifully presented period apartment set within the former Kays building, walking distance of the city centre & its amenities.

This two bedroom, two bathroom ground floor home comprises; security entrance door into the reception area, private door into the property, where the hallway leads on to the airing cupboard, bathroom, both bedrooms & the living area. The main bedroom has a double height ceiling & an en suite shower room, with a pedestal wash basin, W.C, shower cubicle & towel rail.

The main bathroom has a contemporary white suite with a shower over the bath, W.C, & wash basin. There is tiling to the floor & walls & a heated towel rail. The lounge/dining room has wood flooring, feature exposed wall & access into the kitchen area, which has a range of base & wall units, under unit lighting, sink & drainer with mixer tap, integrated oven & hob, fridge/freezer & washing machine.

Externally, there is allocated parking.

Worcester has a wide range of facilities to include; pubs, restaurants, bars & cafes, shops, retail parks, supermarkets & leisure facilities. There are two train stations in Worcester with direct links to London stations & the M5 is a short drive away & offers wider connections across the country.

The vendor advised the annual service charge is around £2400 per annum & the ground rent around £200.

LEASEHOLD

Lease Remaining 104 Years

Council Tax Band C - 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 conditions please see Shelton & Lines website under the Sales Tab and "Buyers 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.

All measurements are approximate and for display purposes only



First Floor

sheltonandlines.co.uk