



Surman Street



Surman Street

Worcester

Offers Over £160,000

Located conveniently within the city centre is this duplex apartment offering secure gated parking. Ideal for first time or investor buyers, the apartment is offered for sale with no onward chain. The apartment comprises of entrance hall, sitting room, kitchen, two bathrooms and two bedrooms. Viewing advised! Service charge = £2,000 a year. Ground rent = £100 a year. There are 997 years left on the lease.

We've Noticed

- **Two bedroom apartment**
- **City centre location**
- **Secure gated parking**
- **No onward chain**



Entrance

Through communal entrance, upstairs to apartment, through front entrance door into entrance hall with doors into bedroom 2/office, bathroom and opening to kitchen and sitting room.

Bedroom 2/Office

With front aspect window and radiator.

Bathroom

With WC, wash hand basin with mixer tap over, bath with shower attachment and mixer tap over and a heated towel rail.

Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, built-in electric oven and hob with cooker hood over, integrated under counter fridge and freezer as well as space for washing machine.

Sitting Room

With large rear aspect windows, radiator, steps back down to kitchen and stairs up to bedroom one.

Bedroom 1

A mezzanine bedroom overlooking the sitting room with door into storage cupboard as well as ensuite bathroom and separate fire exit door.

Ensuite Bathroom

With WC, wash hand basin with mixer tap over, shower cubicle with shower over and a heated towel rail.

Outside

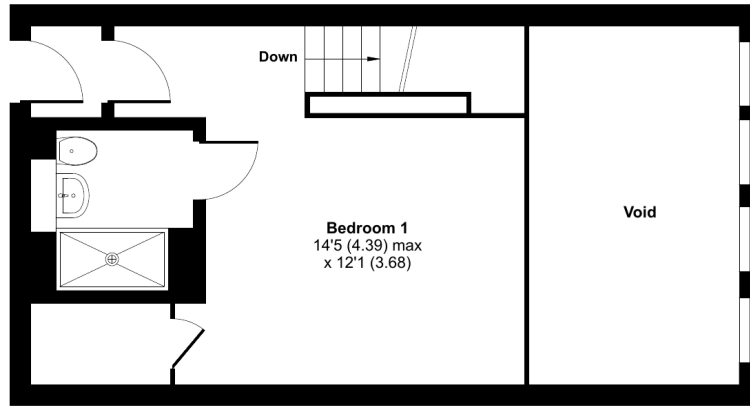
The property is approached via front communal entrance door with steps up to landing hall to apartment. Outside there is secure gated parking.



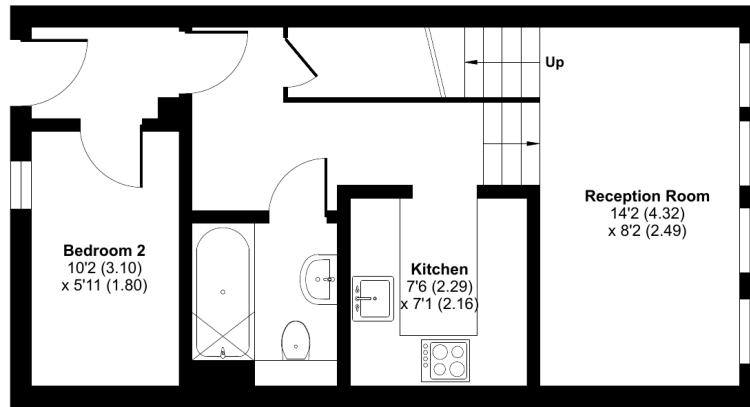
Surman Street, Worcester, WR1

Approximate Area = 689 sq ft / 64 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 1005181

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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