



32 Eliot Road, Barbourne,
Worcester WR3 8DP

An updated & well presented apartment set within walking distance of the city centre & offered for sale with no onwads chain.

This first floor flat, set within residents grounds comprises: communal security door with stairs rising to the first floor. Your private doorway leads into the entrance hallway, which in turn gives access to three useful cupboards, two bedrooms, the bathroom & the kitchen/dining/living room.

The living room has an outlook over the front lawns & the kitchen area has a range of base & wall units, sink & drainer, integrated oven, hob, extractor, fridge, freezer & washing machine.

The bathroom has a classic white suite with a shower over the bath, W.C & pedestal wash basin.

Externally, there is allocated parking under a covered space.

The home is conveniently located for the city & there is a scenic walk along the canal side that will take you directly into Worcester centre. There are several parks & open spaces available nearby, as well as the local Perdiswell Leisure centre, Gheluvelt Park, pubs, popular brunch venue 'Kynd Folk' & a Co-op. Worcester itself has a wide range of amenities- cafes, bars, restaurants, shops, supermarkets, retail parks & leisure facilities. There are two train stations offering direct links to London, as well as the M5, J6 & J7 being a short driving distance away.

The property also falls with catchment for Tudor Grange Primary/Secondary & St Barnabus/Bishop Perowne schools.

LEASEHOLD - 999 YEARS granted from the 28 September 1992 - Service Charge and Ground Rent combined £105 per Month





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.

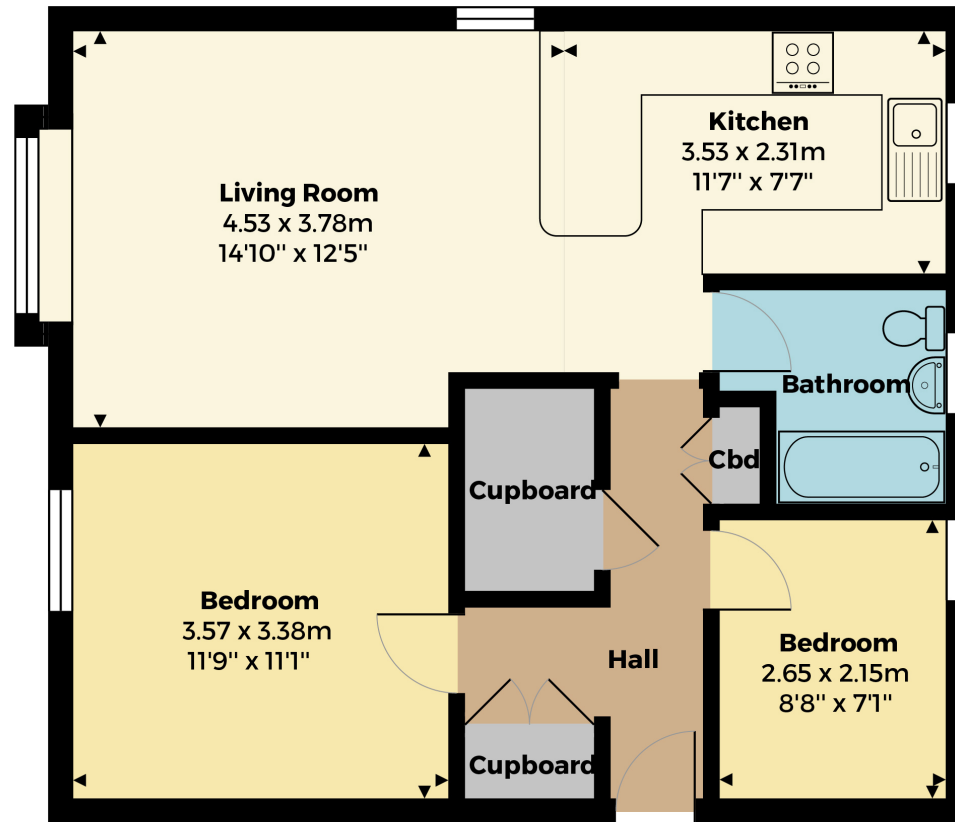


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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