



Flat 11 Barbourne Works,
Northwick Avenue, Barbourne,
Worcester WR3 7AT

A stunning Grade II listed building, set in the heart of Northwick, to the north of Worcester city. The home is conveniently located for the M5, the city centre & Gheluvelt Park.

The home has been upgraded in the last few years & has a re-fitted kitchen & bathroom. It comprises; communal security door & reception hallway, with door access sent directly to your mobile phone. From the quadrant is the doorway into your private reception hallway, which in turn leads in to two bedrooms, the bathroom & the kitchen/dining/living area which has been replaced & has a range of base & wall units, sink & drainer, integrated oven & hob & space for white goods. This leads into the a reading nook & storage area.

Both bedrooms have feature windows, The shower room has contemporary fitting with mermaid boarding for low maintenance, a heated towel rail, close coupled W.C & vanity wash hand basin.

Externally, there is an allocated parking for a car, as well as visitors spaces on a first come, first served basis.

Worcester has a wide range of facilities to enjoy, to include; cinemas, restaurants, pubs, cafes, bars, shops, supermarkets, schooling & two train stations with direct access to London stations.

We understand from the vendors that pets are allowed, please confirm this via the relevant legal channels.

LEASEHOLD

Council Tax Band B - Worcester Council

980 Years Remaining on Lease.

Service Charge £230 pcm.

Ground Rent £100 per annum.





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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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