

Flat 3 The Rosery, 45 Ombersley  
Road, Barbourne, Worcester  
WR3 7BS



A beautiful apartment that is not only well presented, but also situated in a stunning building.

Located in the highly coveted area of Barbourne, this apartment opens up to your Reception Hall that leads to a bright Living Room, perfect for relaxing and entertaining. The Kitchen area is adjoined by the Dining area and is well-appointed with modern appliances and is ideal for preparing those delicious meals.

The apartment features Two Bedrooms that are designed to offer maximum comfort and relaxation with the second bedroom having built-in wardrobes and also includes a "Shoe-drobe" too. There is a separate Bathroom, while the Main bedroom also has an En-Suite shower room.

This property comes with Double Glazing, ensuring that the apartment is warm and cozy even during the coldest of winters. Gas Central Heating is also included, guaranteeing a comfortable living environment all year round. Additionally, the apartment comes with Secure Gated Parking, ensuring that your vehicle is always secure.

LEASEHOLD

Building Insurance £800 per annum

Service Charge £237 per month

Ground Rent - £100 per annum

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.

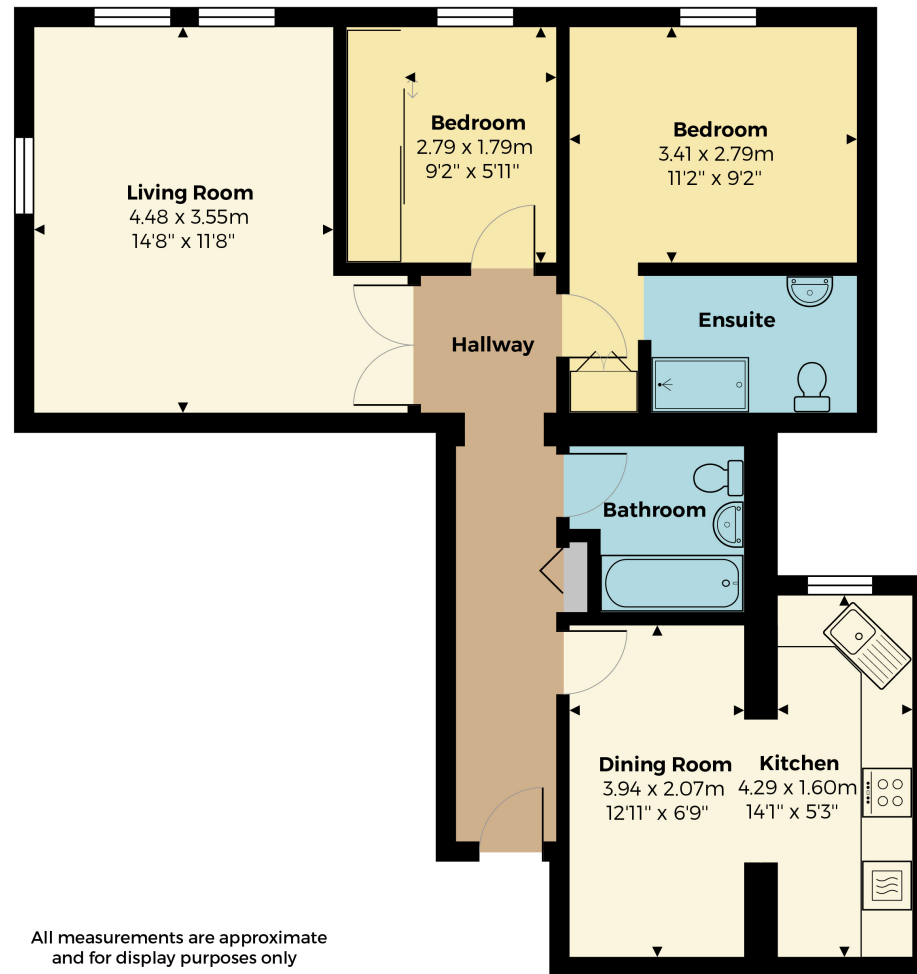


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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