



Flat 3, 44 Tunnel Hill, Worcester
WR4 9SD

Contemporary two Bedroom apartment with far reaching views Over Worcester.

A stylish and well-presented two-bedroom apartment set within a charming period conversion, offering far-reaching views over Worcester, including the iconic Cathedral and the Malvern hills. This property is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors.

Recently redecorated and refreshed, the apartment is located on the first floor and is accessed via a communal reception hall with a secure video entry system. The private front door opens into a welcoming hallway, leading to the spacious open-plan lounge, kitchen, and dining area, as well as both double bedrooms and the bathroom.

The bright and airy living space boasts picturesque views towards Worcester Cathedral and beyond. The modern kitchen is well-equipped with a range of base and wall units, a sink with a mixer tap, an integrated oven with a gas hob and extractor hood, a dishwasher, a fridge, and a freezer.

The bathroom features a contemporary four-piece suite, including a W.C., pedestal wash basin, a separate shower cubicle, and a bath with a central tap. Additional highlights include stylish tiling, a heated towel rail, and recessed spotlights.

Additional Features:

- Allocated parking for convenience
- Secure video entry system for added peace of mind
- Excellent location within walking and driving distance to Worcester city centre
- Easy access to amenities, including restaurants, bars, cafes, shops, supermarkets, and leisure facilities
- Well-connected transport links, with two train stations offering services to London and cross-country destinations, plus quick access to the M5

The property is leasehold, with 118 years remaining on the lease. The annual service charge is £715, and the annual ground rent is £100 (as advised by the vendor).

LEASEHOLD

Council Tax Band A – Worcester City 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.

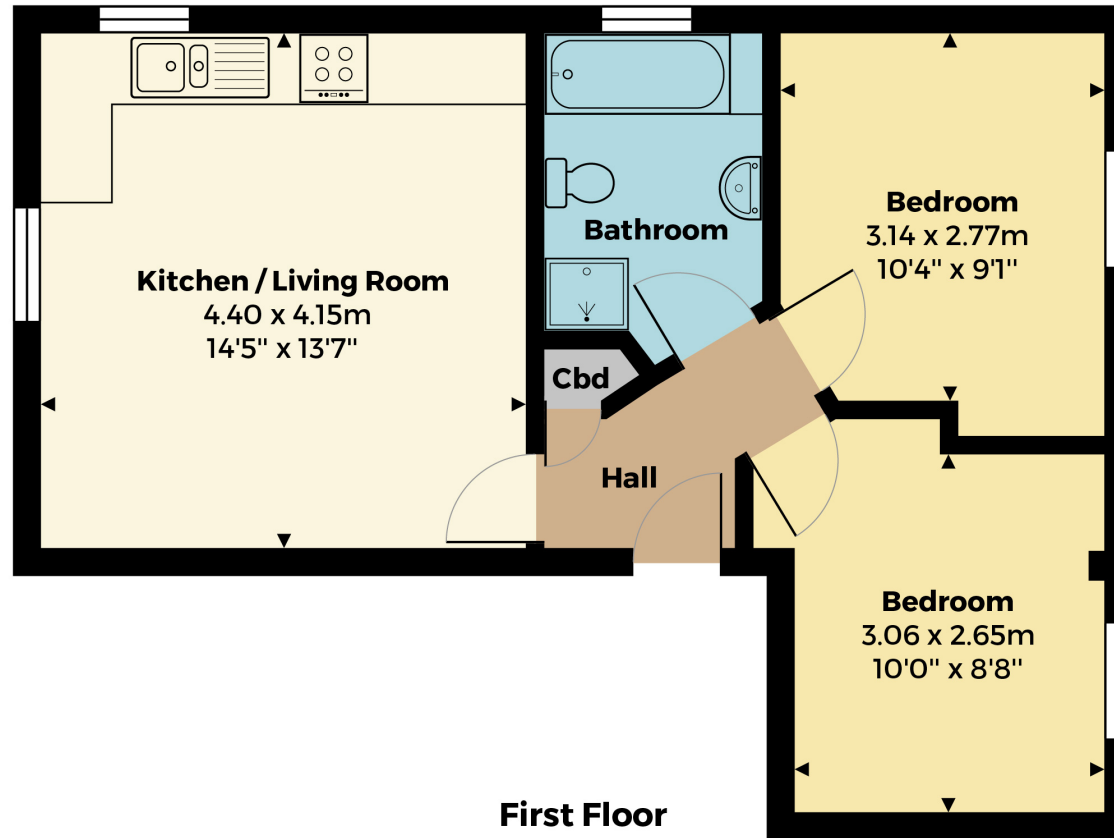


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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



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