Allan Morris
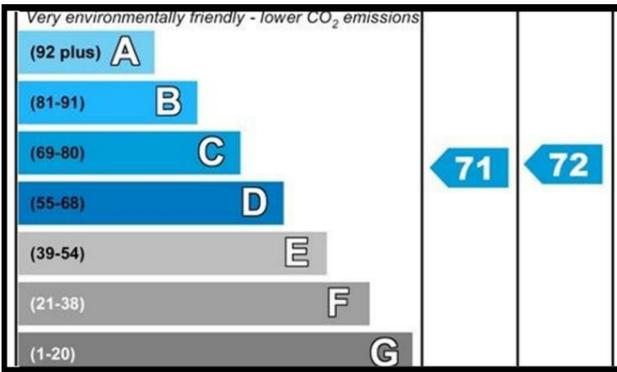## estate agents

NEW

Newport House, Newport Street, Worcester

A well presented modern apartment situated on the fourth floor of this Worcester City Centre development. The property comprises: communal entrance with security entrance phone and lift to all floors, hallway, living room with access to balcony, kitchen with fitted appliances, double bedroom with fitted wardrobes and access to balcony, bathroom. The property further benefits from: secure underground parking with bike storage area and lift to

£795 PCM

Very energy efficient - lower running costs

(92 plus) A	
(81-91) B	
(69-80) C	82
(55-68) D	74
(39-54) E	
(21-38) F	
(1-20) G	

Very environmentally friendly - lower CO$_2$ emissions

(92 plus) A	
(81-91) B	
(69-80) C	72
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	

BEDROOM

CUPBOARD

ROOF GARDEN

LIVING ROOM

KITCHEN

01905 612266

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MAYFAIR OFFICE.CO.UK

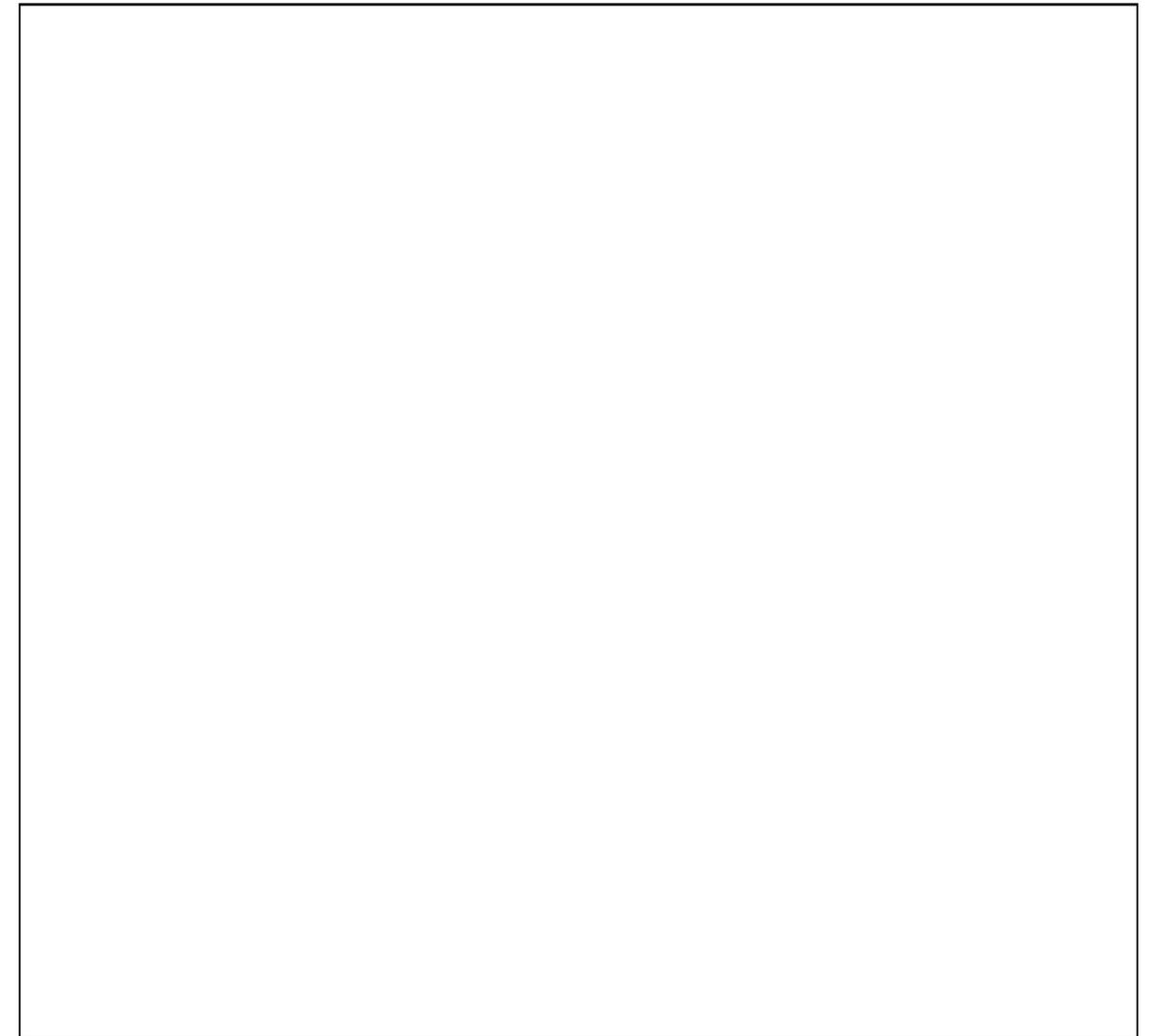**78, Newport House, Newport Street, Worcester, WR1 3NG**

All measurements are approximate.   Accommodation in more detail comprises:

Living Room 15'7" x 13'5"

Kitchen 11'8" x 6'3"

Bedroom 12'4" x 10'2"

Bathroom 7'3" x 6'5"

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: