



## King Edmunds Square, Worcester

An opportunity to acquire a two bedroom Mews style duplex Apartment with private entrance, situated close to Worcester City centre, benefiting from allocated off road parking space.



Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279  
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£157,500 NO ONWARD CHAIN

**All measurements are approximate. Accommodation in more detail comprises:**

The property is entered via part glazed wooden door giving access into:

**ENTRANCE HALL:**

with ceiling light point, stairs rising to the first floor:

**LANDING:**

with window to the side aspect, ceiling light point, wall mounted storage heater, stairs to second floor and door giving access into:

**KITCHEN: 10'7" x 5'7"**

fitted with a matching range of base and wall mounted units, stainless steel drainer sink unit with mixer tap over, integral oven with hob and extractor hood and lighting over, space and plumbing for washing machine, space for fridge freezer, tiled splashback, ceiling light point, under lighting, extractor fan, window to the front aspect, wall mounted fan heater.

**SITTING ROOM: 16'2" x 12'10" maximum 9'9" minimum**

with window to the front aspect and double opening glazed doors with Juliette balcony to the front aspect, ceiling light point, coving, two night storage heaters.

From the Landing, stairs rise to second floor:

**LANDING:**

with ceiling light point, window to the side aspect, door to airing cupboard housing the hot water tank, door to:

**BEDROOM 1: 12'1" x 10'0"**

with window to the front aspect, ceiling light point, wall mounted electric heater, coving.

**BEDROOM 2: 10'0" x 6'5"**

with window to the front aspect, ceiling light point, wall mounted electric heater.

**FAMILY BATHROOM:**

with low level W.C., pedestal wash hand basin, bath with shower head over, ceiling light point, hatch giving access to loft space, wall mounted heater, extractor fan.

**OUTSIDE:**

The property benefits from private allocated parking space.

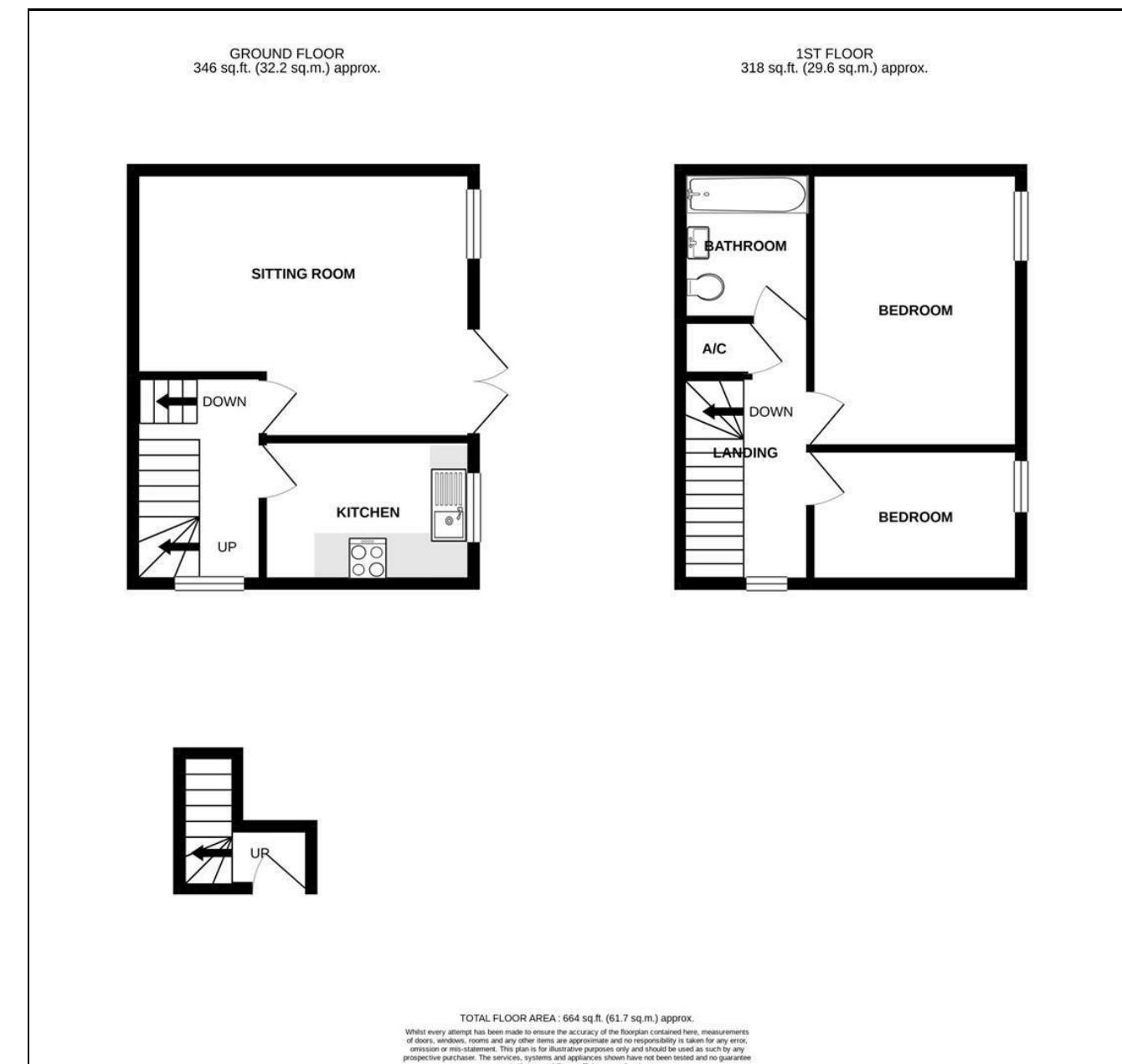
**EPC RATING: D**

**WAM 6611**

**D1 - 18/11/2021**

**ROUTE TO THE PROPERTY:**

From the Allan Morris office proceed into College Street, straight over the traffic roundabout into Deansway, straight over the following set of traffic lights and at the second set of traffic lights stay in the right hand lane and turn right into North Parade. Follow this road around in the left hand lane and continue straight over the traffic lights. On the left hand side the Racecourse can be found, take the following left into Severn Terrace and next right into Moor Street. King Edmund Square can be found on the right hand side, turn into the development, where number 2 can be found immediately on the right hand side, as indicated by our For Sale board.



**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 Leasehold. **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.