



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 23, Brookside Terrace, 32 The Lane, Worcester. WR1 1AF

£160,000

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A deceptively spacious, stylish and well presented one bedroom Apartment, situated in this convenient and quiet City centre location.

Accommodation briefly comprises: Entrance Hall with useful storage cupboards, large dual aspect Kitchen/Dining/Living Area with double doors providing access to communal garden, Bedroom and Bathroom.

Outside: The property benefits from the use of communal garden and an allocated parking space.

LOCATION:

The property is located just a short walk from the bustling Worcester City centre, with easy access to local shops, canalside walks, Foregate Street Train Station and all shopping and other amenities.

KITCHEN / DINING /LIVING AREA:

10.19 x 3.65 (33'5" x 11'11")

BEDROOM:

3.79 x 2.55 (12'5" x 8'4")

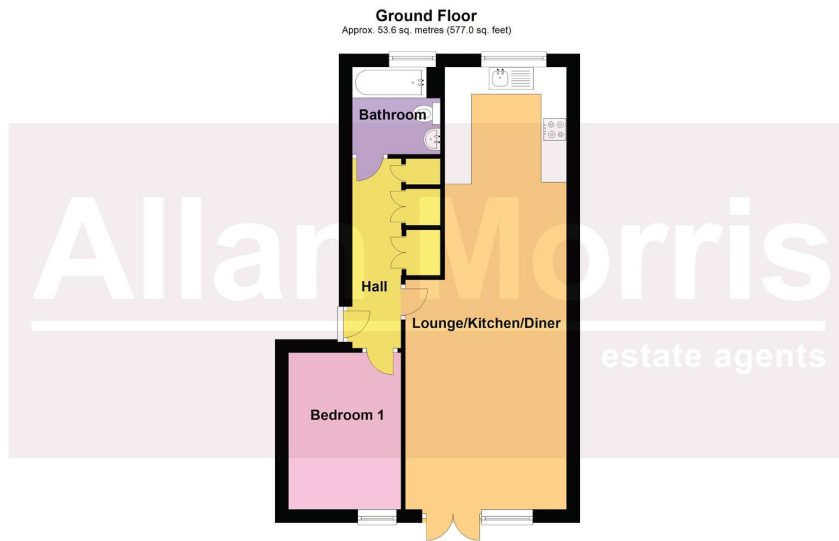
BATHROOM:

1.99 x 1.97 (6'6" x 6'5")

HALLWAY:

4.28 x 1.09 (14'0" x 3'6")





Total area: approx. 53.6 sq. metres (577.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Spacious living accommodation
- Well presented
- Allocated parking space
- Plenty of storage
- Integrated Kitchen
- Walking distance to train station and City centre



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |