



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 2, Friar Court, Friar Street, Worcester. WR1 2NN

£125,000

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A deceptively spacious and quirky one bedroom Apartment packed full of period features, situated in the heart of Worcester City centre.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, refitted Bathroom, useful storage cupboard and large Bedroom.

LOCATION:

The Apartment is situated down the historic Friar Street area of Worcester, giving easy access to local amenities, such as shops, public houses and major transport links, to include Worcester Foregate Street Railway Station.

LIVING ROOM:

4.72m x 4.22m (15'6" x 13'10")

KITCHEN:

3.45m maximum x 2.44m maximum (11'4" maximum x 8'0")

BEDROOM:

4.34m maximum x 4.29m maximum (14'3" maximum x 14')





Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 51.7 sq. metres (556.5 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.

- 1 Bedroom
- Spacious
- Period features
- Redecorated
- Refurbished Bathroom
- City centre location



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