



**Allan Morris**  
estate agents

**Blackpole Road, Worcester.**

**Apartment 48, Bridgewater House,  
Blackpole Road, Worcester.  
WR4 9FH**

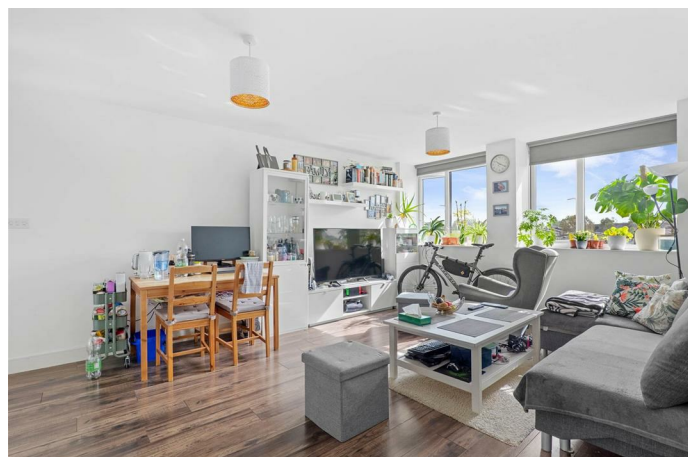
**Features**

- Upper Floor Apartment
- Fantastic investment or First-Time Buy
- Open-plan living
- Very well presented
- Allocated parking space
- Convenient Location

A very well presented and spacious upper floor one bedroom Apartment, situated in this convenient location, close to amenities and major transport links. A perfect First-Time Buy or Investment Opportunity.

Accommodation briefly comprises: Entrance Hall with useful storage cupboard, open-plan Kitchen/Diner/Living Room, large Bedroom and Bathroom.

Outside: The property benefits from an allocated parking space.





### Directions:

From Worcester City centre proceed out along City Walls Road, before taking the 2nd exit onto St. Martins Gate. At the next roundabout take the 1st exit and continue over onto Pheasant Street. At the traffic lights bear right onto Lowesmoor, before taking the 1st exit onto Rainbow Hill. Continue along Rainbow Hill for approximately 1.5 miles, before turning right at the roundabout onto Brickfields Road. Proceed under the bridge, turning left onto Blackpole and continue along for approximately half a mile, where Bridgewater House can be found on the right hand side, as indicated by our For Sale board.

WAM 7278

### Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

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## Second Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 43.5 sq. metres (468.5 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.

### Floorplan Measurements:

KITCHEN / DINER / LIVING ROOM:  
18'9" x 13'5"

BEDROOM:  
12'2" x 10'5"

BATHROOM:  
6'10" x 5'6"

### 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. 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.

### Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ