

# Apartment 78, Newport House, Newport Street, Worcester. WR1 3NG

#### **Features**

- Top floor Apartment
- 1 Double Bedroom
- Open-plan Kitchen/Living Room
- Balcony Area/Roof Garden
- Allocated parking space
- City centre location
- NO ONWARD CHAIN

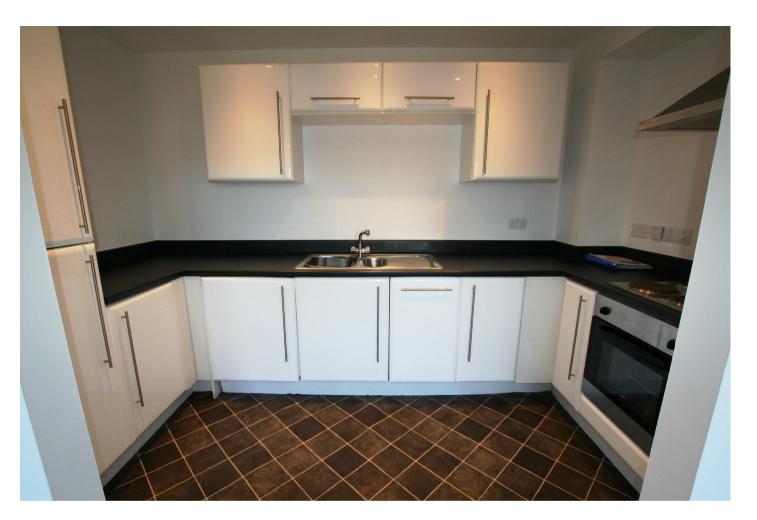
A well presented one bedroom top floor Apartment, benefiting from balcony area/roof garden, use of communal gardens and secure allocated parking space.

Accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Living Room, double Bedroom and Bathroom.

Outside: Use of communal garden, small balcony area and secure parking space.

#### LOCATION:

The Apartment is located within Worcester City centre and close to riverside walks. The city centre boasts a wide variety of amenities, to include Public Houses, Restaurants, Cafes and Shops. Also within walking distance is Worcestershire County Cricket Ground, the Swan Theatre, Huntington Hall and The Hive Library. There is also the benefit of 2 mainline Railway Stations with direct access to London and Birmingham.













## **Directions:**

From Allan Morris offices in Worcester, take the A44 Deansway and follow the road until taking a right onto the A449 Croft Road and then a further right into Newport Street where Point Severn can be found on the left hand side.

WAM 7307

# **Useful Information:**

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

FOURTH FLOOR 510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made be ensure the accuracy of the floorpian contained here, measurements of doors, working, to come and any other tensure are approximate and no responsibility to taken for any error, to come and any other tensure are approximate and no responsibility to taken for any error, prespective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## **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.

## **Floorplan Measurements:**

LIVING ROOM:

15'7" x 13'6" maximum 12'5" minimum

KITCHEN:

11'8" x 6'3"

**BEDROOM:** 

12'5" max (rear of wardrobe) 10'2" min x 10'5"

BATHROOM: 7'3" x 6'5"

# **Contact us:**

Address:

32 Sidbury, Worcester, WR1 2HZ