

FOR SALE



Raglan Street, Worcester

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £99,950





DESCRIPTION ****Ideal First Purchase or Investment****
 Martin&Co are pleased to offer this one-bedroom top floor apartment which can be found in an established residential area and within easy reach of Worcester City Centre.

- First/top floor flat
- 153 year lease
- Ground rent nil
- Service charge nil
- Council Tax band B
- Energy Performance Certificate, D
- Electric heating

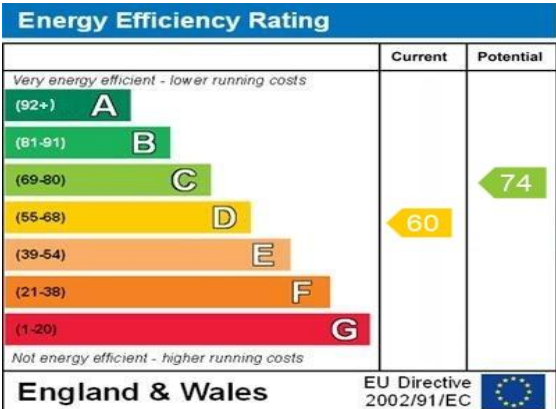
This well appointed apartment enjoys a corner plot position and briefly comprises: entrance hall with storage cupboard, double bedroom overlooking rear aspect, spacious reception room with large bay window overlooking front aspect, a separate fitted kitchen offering a range of wall and base units and space for appliances, and a fitted bathroom with shower over bath and airing cupboard.

The property further benefits from double glazing throughout, modern electric heating with an Energy Performance Rating of D and banding 'B' Council Tax.

To provide further convenience off road parking is available.

Viewing is highly recommended.

LOCATION The property can be found within a well established residential area, situated on the edge of highly sought after Northwick area of Worcester which itself offers easy access to both the City of Worcester and the M5 Motorway Network. The property can be





found within walking distance of a number of green spaces including the award winning Gheluvelt Park, River Severn and local shops including post office, and a co-op convenience store.

LIVING ROOM 13' 07" x 11' 06" (4.14m x 3.51m)

BEDROOM 11' 09" x 8' 09" (3.58m x 2.67m)

KITCHEN 8' 09" x 5' 10" (2.67m x 1.78m)

LEASEHOLD INFORMATION Remaining Term on Lease: 153 Years

Service Charge/Ground Rent: N/A

KEY FACTS 189 year lease, approx 153 years remaining
Ground rent, nil
Service charge, nil
Buildings insurance, £230.36 for year to 30/03/2026
Council tax band B
Energy Performance Certificate band D
Electric heating
PVC double glazing
Courtyard parking
Vacant & no onward chain

FIRST/TOP FLOOR FLAT

HALL 1.68m x 1.68m (5'6" x 5'6") (Including cupboard).

BUILT-IN CUPBOARD 0.64m x 0.62m (2'1" x 2'0")

LIVING ROOM 4.14m x 3.53m (13'7" x 11'7")

FITTED KITCHEN 2.67m x 1.78m (8'9" x 5'10")

DOUBLE BEDROOM 3.60m x 2.68m (11'10" x 8'9")

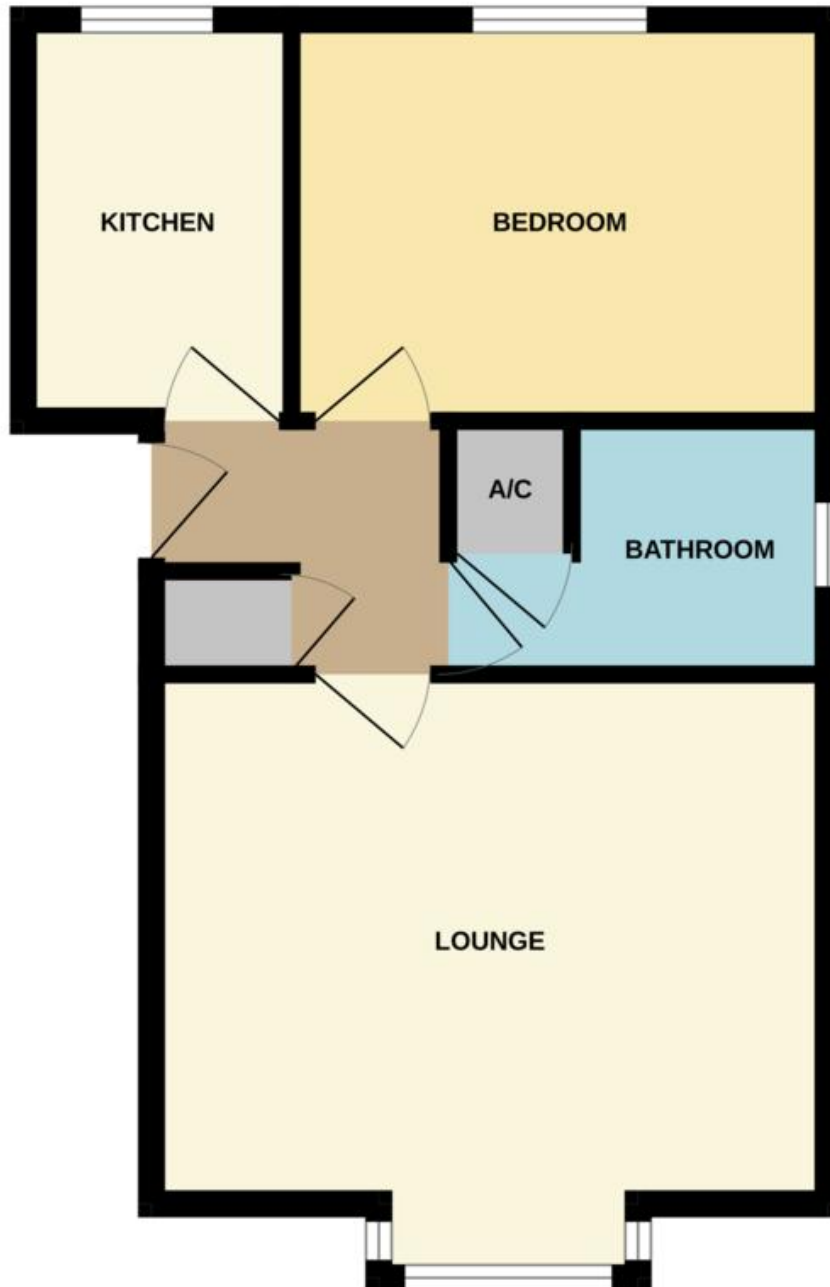
BATHROOM 2.51m x 1.70m (8'3" x 5'6") (Including airing cupboard).

OUTSIDE

PARKING Off-road parking in courtyard to rear.



FIRST FLOOR



Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.