



**QualitySolicitors
Parkinson Wright
Estate Agents**



Bath Road, Worcester, WR5 3AG

£650 PCM

- Studio Apartment In a Period property
- Open Plan Living
- Shower Room
- Good Access To Rail & Motorway Networks
- Second Floor
- One Bedroom
- Water Included
- **EARLY VIEWING ESSENTIAL**

137 Bath Road, Worcester WR5 3AG

A second floor studio apartment in a city centre location close to all amenities. With the benefit of parking and communal gardens.



Council Tax Band: A



LOCATION AND DESCRIPTION

The property is situated in the location of Worcester City centre in a superb position for rail links and the M5 motorway. There are a variety of amenities locally including a wide range of shops, Worcester Library, cinemas, pubs, restaurants and leisure facilities.

There are medical practitioners, dentists and opticians also within walking distance. From the communal driveway a wooden entrance door opens to the communal hallway.

COMMUNAL HALLWAY

A communal front door opens in the communal hallway with individual letter boxes for each apartment and meter cupboard. Stairs leads up to all floors.

OPEN PLAN LIVING ROOM/KITCHEN

14'2 x 13'8 (both max)

An open plan space combining living and kitchen areas with ceiling light, two rear facing double glazed windows and one side facing skylight window make this a light and airy apartment. The kitchen comprises of wall and base cupboards, roll top work surface over, stainless steel sink, matching drainer, freestanding electric cooker and space for a washing machine. Door to:-

BEDROOM

11'10 (max) x 8'10

Ceiling light, side facing skylight window, cupboard offering some storage and housing the hot water tank. Door to:-

SHOWER ROOM

Ceiling light, side facing skylight window, shower cubicle with electric shower over, wash hand basin with cupboards under and a low level W.C.

SERVICES

We believe mains water, drainage and electricity are connected but have not been verified.

RENT

£650 pcm including water rates but exclusive of all other bills.

DEPOSIT

One month's rent = £650.00



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		