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**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

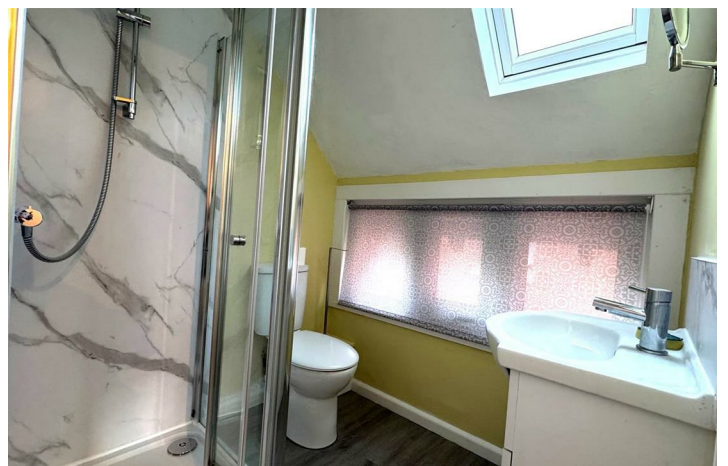


# 137 Bath Road, Worcester WR5 3AG

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