



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 5, Bishops House, 18 Lansdowne Crescent, Worcester. WR3 8JH

£165,000

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A unique and fantastic ground floor Apartment, benefiting from independent access and private courtyard, set within this charming historic conversion.

Accommodation briefly comprises: Gated entrance giving access through into private courtyard garden with shed, door giving access into Entrance Hallway, open-plan Living Room/Kitchen with high ceilings and sash windows, Bedroom with built-in wardrobes and En-Suite Shower Room off.

Outside: The property benefits from it's own secure courtyard garden, as well as access to pleasant communal garden surrounding the property, as well as an off road parking space and further visitor space.

LOCATION:

The property is situated in an extremely convenient location on the edge of Worcester City centre, offering easy access back into Worcester City, Shrub Hill Railway Station and the surrounding area, as well as a host of amenities on your doorstep.

Kitchen / Living Room: - 6.1m x 3.05m (20'0" x 10'0")

Bedroom: - 3.56m x 3.35m (11'8" x 10'11")

Bathroom: - 2.57m x 1.57m (8'5" x 5'1")

Courtyard: - 8.96m x 6.05m (29'4" x 19'10")



Ground Floor
Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 39.6 sq. metres (426.4 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.

- NO ONWARD CHAIN
- Grade II Listed
- Light and airy
- High ceilings
- Double Bedroom
- Independent access
- Private courtyard garden
- Communal parking
- Excellent 1st time buy
- Council Tax Band: A

