

3 Tredennyke Mews, Worcester

Worcester

Offers Over £115,000



# 3 Tredennyke Mews

Worcester, Worcester

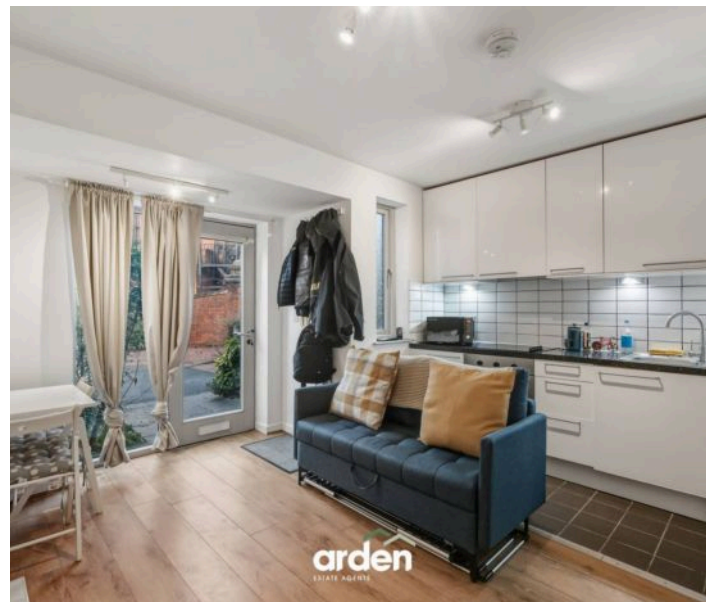
Council Tax band: A

Tenure: Leasehold

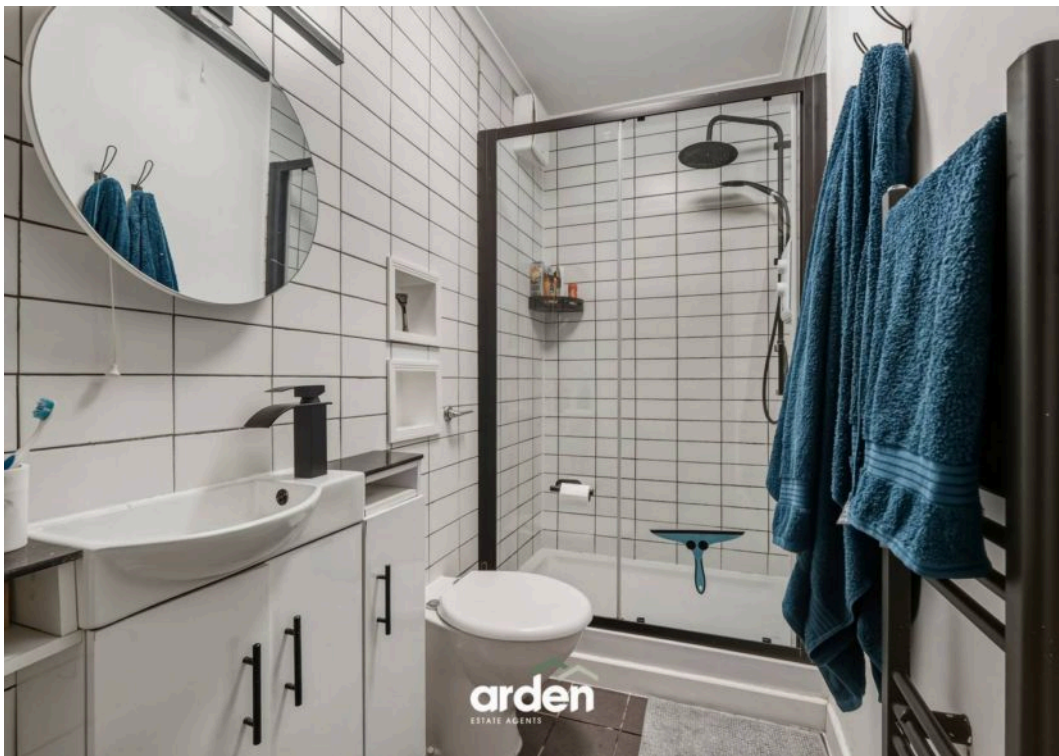
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Popular Brabourne Location
- Walking Distance To The City Centre
- One-Bedroom Modern Apartment
- Outdoor Space
- Parking









Are you looking for an apartment in Barbourne, within walking distance of the city centre, offering parking and outside space? Then this property could be perfect for you. Tredennyke Mews is tucked away just off Barbourne Terrace and offers a well-presented one-bedroom apartment, ideal for first-time buyers, downsizers or investment purchase.

Upon entering the property, you are welcomed into a bright and airy open-plan living and kitchen area. The kitchen is well equipped with a built-in oven and hob, ample storage and space for a washing machine, making it both practical and functional.

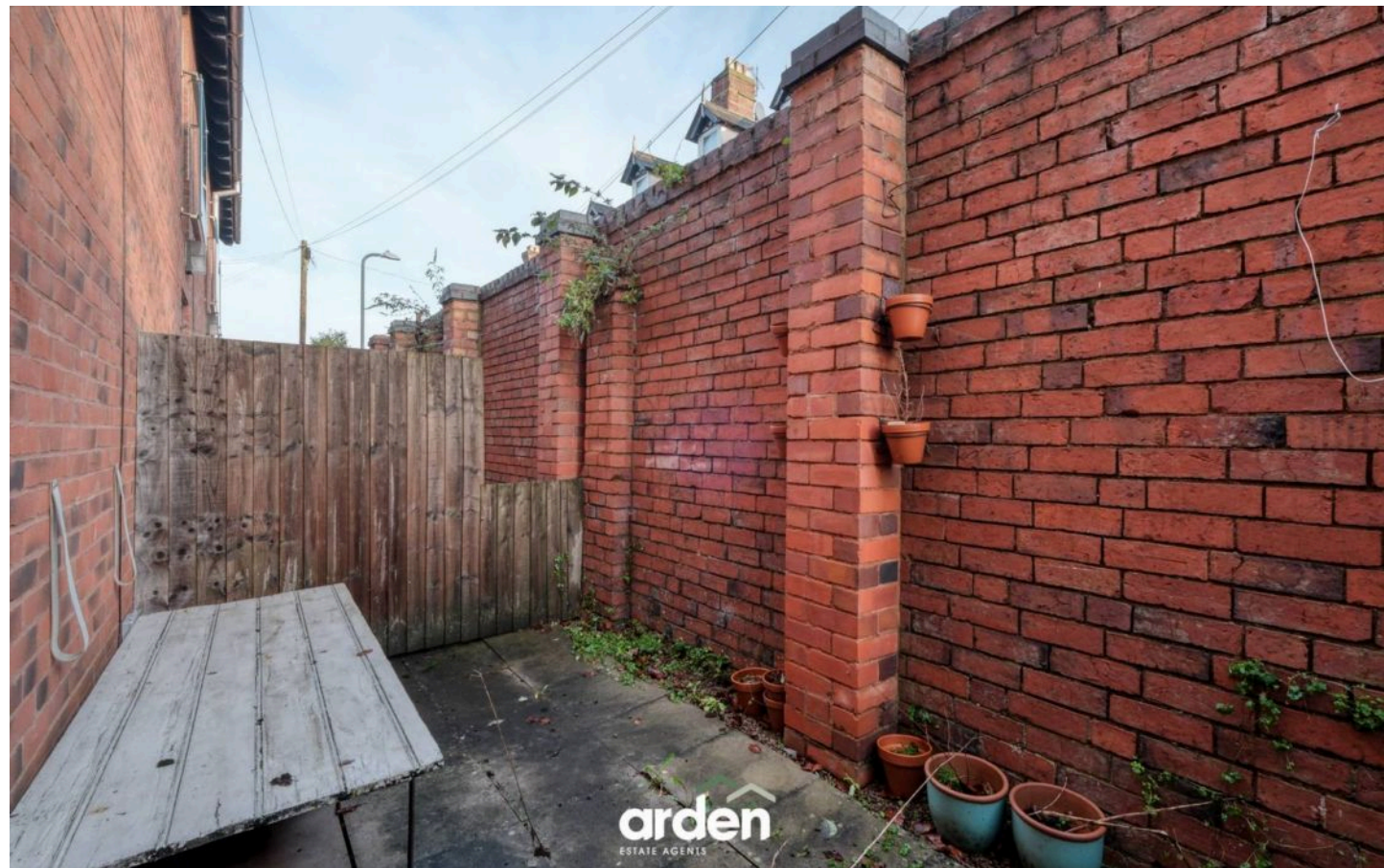
From the living area, a hallway provides additional storage and versatile space currently used as a dressing area. The bathroom is accessed from here and features a modern walk-in shower, wash basin with storage, and a WC.

The main bedroom comfortably accommodates a double bed and offers space for wardrobes. A door leads directly from the bedroom to a private rear patio, providing a pleasant outdoor space to enjoy.

**Agent's Note:** We have been made aware that the property is Leasehold. The Service Charge is approx. £800 per year, and the ground rent is £100 per year. There is approximately 105 years remaining on the lease. All of this information would need to be confirmed by your solicitor.

**Location:** Barbourne, a charming suburb of Worcester, offers a blend of historical architecture and modern conveniences, making it an attractive place to live. Residents enjoy access to Gheluvelt Park, a well-maintained green space featuring a children's play area, splash pad, tennis courts, and a sensory garden, perfect for family outings and leisurely strolls. The area boasts a variety of local amenities, including independent shops, cafes, and restaurants, ensuring all necessities are within easy reach, while its proximity to Worcester city centre provides further shopping and dining. Additionally, Barbourne offers excellent schooling options, with well-regarded primary and secondary schools nearby, making it an ideal location for families.

EPC Rating: C



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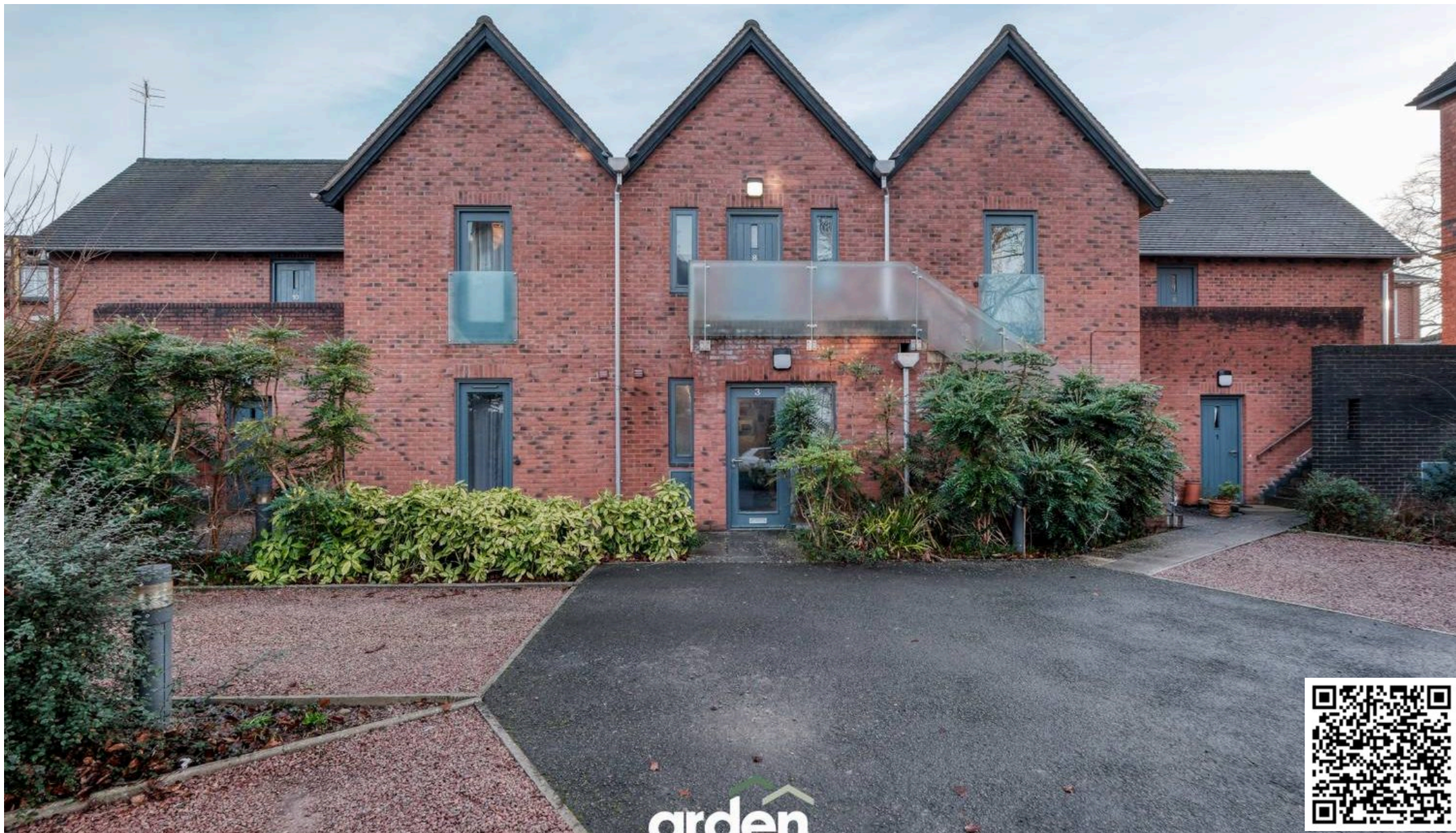
## Ground Floor



Total Area Approx  
28.4 Sq M  
305.7 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.





## Arden Estates

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