

Allan Morris

estate agents



General View - Front Elevation

Lansdowne Crescent, Worcester.

A two bedroom first floor Apartment, situated in a beautiful Grade II Listed Georgian building, within walking distance to Worcester City centre and access to all major transport links.



PRICE: 'Offers Over' £ 150,000

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 **MAYFAIR**
OFFICE.CO.UK

Apartment 1, 12 Lansdowne Crescent, Worcester. WR3 8JE

All measurements are approximate.

Accommodation in more detail comprises:

The property benefits from a 999 year lease granted in March, 2005, share of freehold, RICS managing agent, planned maintenance and a reserve fund. The Apartment has been rewired and the electrics certified in March, 2016, redecorated throughout and new carpets to the three principle rooms.

The property is accessed via a communal porch, through entry phone operated door into a large and impressive original **Communal Hallway**, with feature staircase with grand ornate timber balustrade rising to first floor where **Apartment 1** can be found.

Original panelled entrance door provides access into:

ENTRANCE HALL: with radiator, recesses downlighters, two built-in cupboards, one for coats and storage, the other housing the boiler with slatted shelving below, oak timber flooring, intercom handset, doors to Lounge, Bedroom 2, Bathroom and:

KITCHEN: 9'1" x 7'9" (2.77m x 2.36m), fitted with a range of base and wall mounted units with square edge work surface over, incorporating stainless steel single drainer sink unit with mixer tap over, tiled splash backs, integrated oven with integrated microwave above, halogen hob and externally vented extractor over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, original sash window to side aspect, overhead directional spotlights and separate under unit lighting, oak timber flooring.

LOUNGE: 15'5" x 14'1" (4.70m x 4.29m), with original sash window with secondary glazing to front aspect overlooking communal gardens and views over the City and across the Severn valley, two radiators, feature working painted stone fireplace with tiled hearth, ceiling rose, ceiling light point, original cove cornice and picture rail, carpeted, telephone point, television aerial point, intercom handset and door to:

MASTER BEDROOM: 15'5" x 8'4" (4.70m x 2.54m), with original sash window with secondary glazing to aspect overlooking communal gardens and views over the City and across the Severn valley, radiator, built-in triple wardrobe, original cove cornice, carpeted, television aerial point, ceiling light point.

BEDROOM 2: 12'4" x 9'11" (3.76m x 3.02m), with original sash windows with secondary glazing to side aspect, radiator, ceiling light point, original cove cornice and picture rail, built-in double wardrobe, built-in storage cupboard, carpeted, television aerial point, ceiling light point, high level storage cupboards

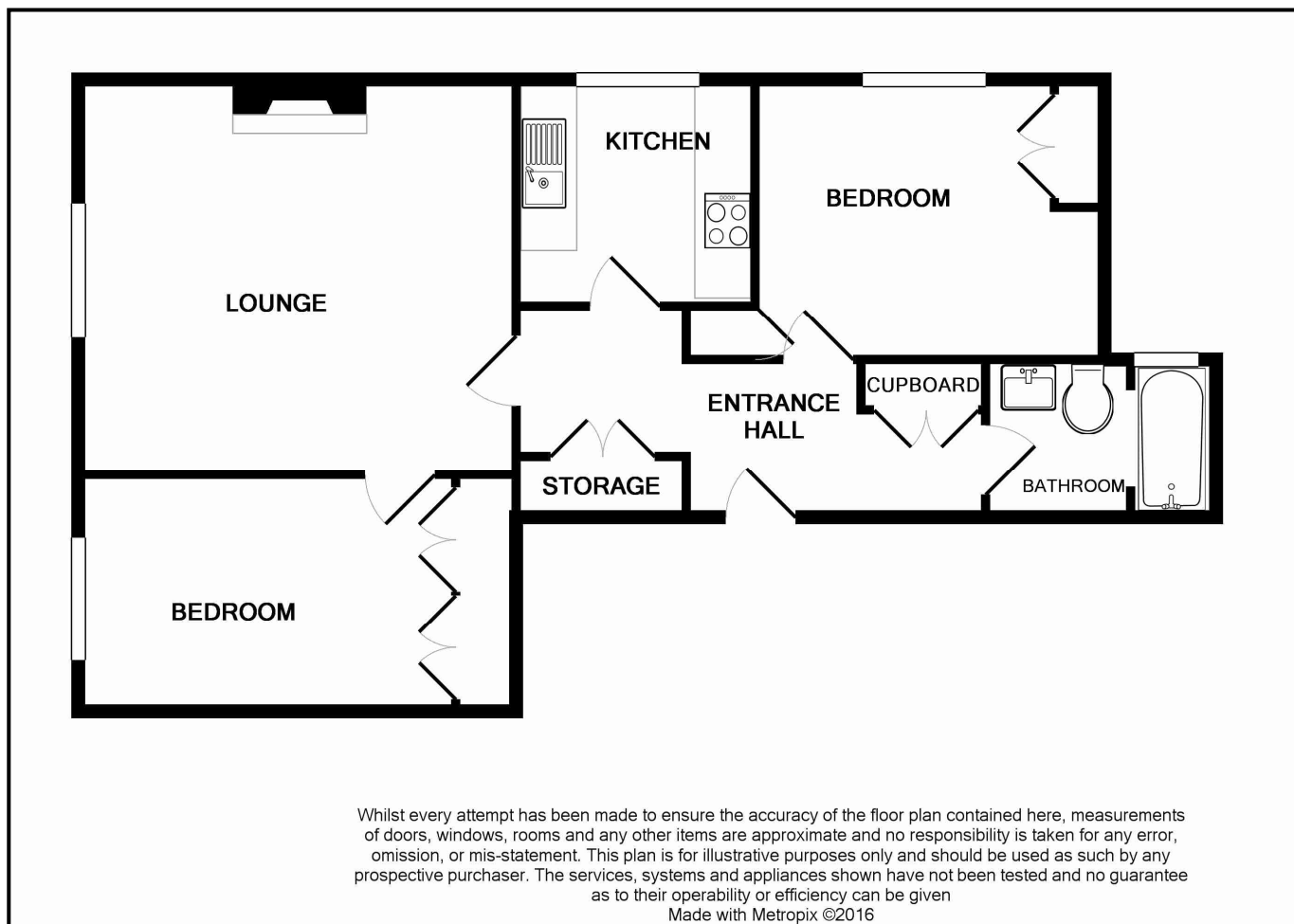
BATHROOM: fitted with a white suite comprising low level back to wall W.C. with concealed cistern, under mounted basin in marble top with mixer tap over with storage cupboard under, bath with marble surround and thermostatic mixer tap, and shower over, shaver point, recessed downlighter, two sets of wall mounted mirror lights, original obscure glazed sash window to side aspect, oak timber flooring, heated towel rail and radiator.

OUTSIDE:

The Apartment has a dedicated off road covered parking space and shared off road visitor parking.

To the side is a gravelled driveway, with flower beds and mature planting, leading to the Portico, communal porch and front door.

To the front of the property there is a substantial communal garden, with a large lawn and an array of mature trees, shrubs and bushes.



GENERAL INFORMATION

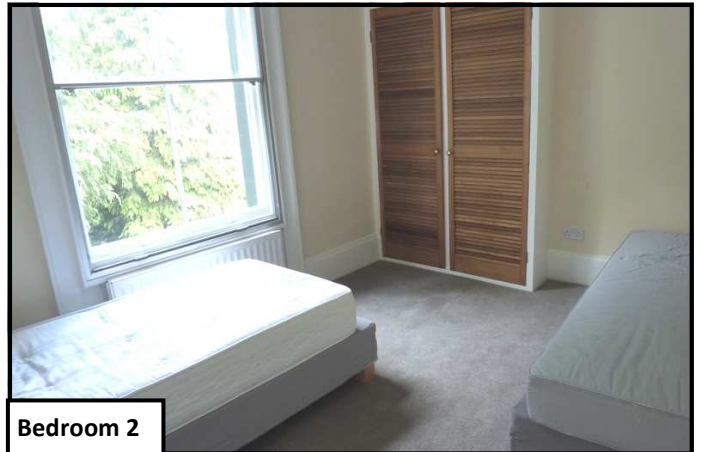
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale LEASEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: From Worcester City centre proceed out along Rainbow Hill and bear left into Lansdowne Crescent, just after the railway bridge. Turn right after a short distance into Lansdowne Walk and next left into Lansdowne Crescent Lane. Proceed along where the driveway for **Apartment 1** can be located on the left hand side.

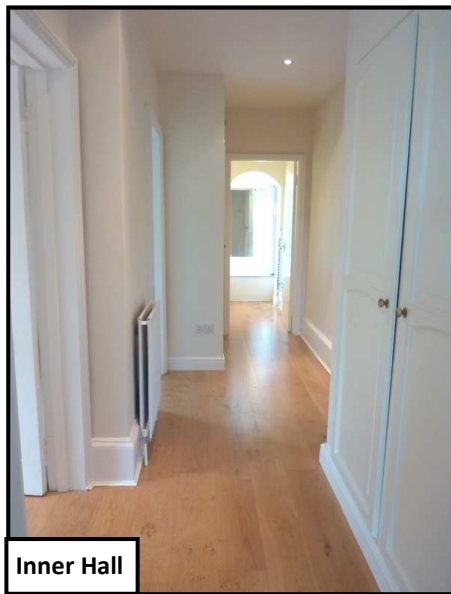
Offices throughout Worcestershire & Mayfair, London



Master Bedroom



Bedroom 2



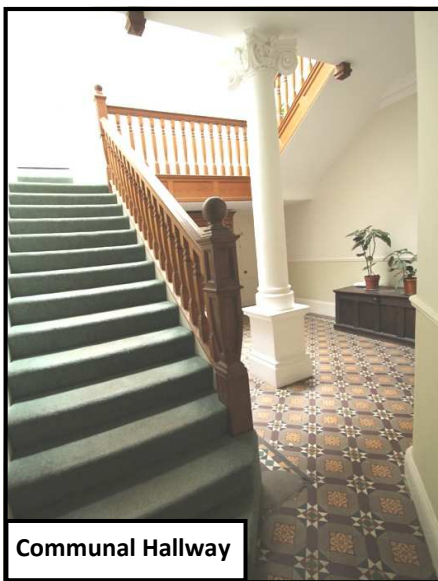
Inner Hall



Bathroom



Entrance Door/Landing



Communal Hallway



The View

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