



# Wharf House, Worcester, WR1 2RX

£110,000

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**Summary:** This immaculately presented one-bedroom flat has been thoughtfully upgraded by the current owner. With canal views from the living space, a shared courtyard, and parking facilities, it offers a delightful blend of comfort and convenience, exclusively for over 55's residents.

**Description:** As you step through the front door of this property, you are welcomed into a well-designed space that leads to a modern shower room with tastefully tiled flooring, w/c, a sink with a vanity unit, and a convenient corner shower. The bedroom greets you with serene canal views and exquisite built-in double wardrobes offering ample storage. The open-plan living area provides a seamless transition and treats you to expansive canal views, creating a tranquil ambiance. The recently upgraded kitchen is a standout feature, boasting a harmonious blend of both base and eye-level units in a neutral shaker style, complemented by a neutral worktop. This provides an abundance of space for all your cooking needs. The extended worktop serves as a multi-functional breakfast bar, accommodating two stools and fostering a warm and convivial atmosphere for informal dining and entertaining. The kitchen is equipped with built-in appliances, including an induction hob, an elevated oven, a microwave, and a fridge freezer. These appliances are designed to streamline meal preparation, ensuring that cooking is a hassle-free and enjoyable experience.

**Location:** The property is perfectly positioned, with both Shurb Hill and Foregate Street railway stations equidistant. Upon arrival, you are greeted by electric gates and ample parking for multiple vehicles. As you pass through the secure main entrance, an intercom system adds an additional layer of security, guiding you to the apartment entrance through a charming wooden front door. Inside, a welcoming hallway sets the tone for the rest of the space.

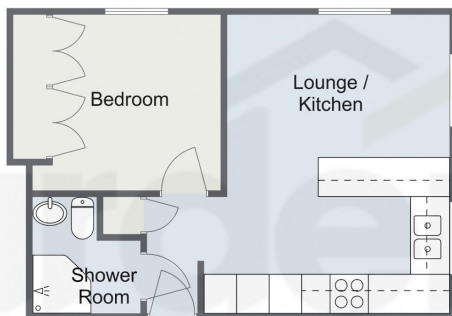
**Agent's Note:** *We understand that there is 966 years left on the lease and we are awaiting confirmation of the service charge.*

#### Rooms:

**Lounge Kitchen** - 4.59m x 4.72m (15'0" x 15'5") max



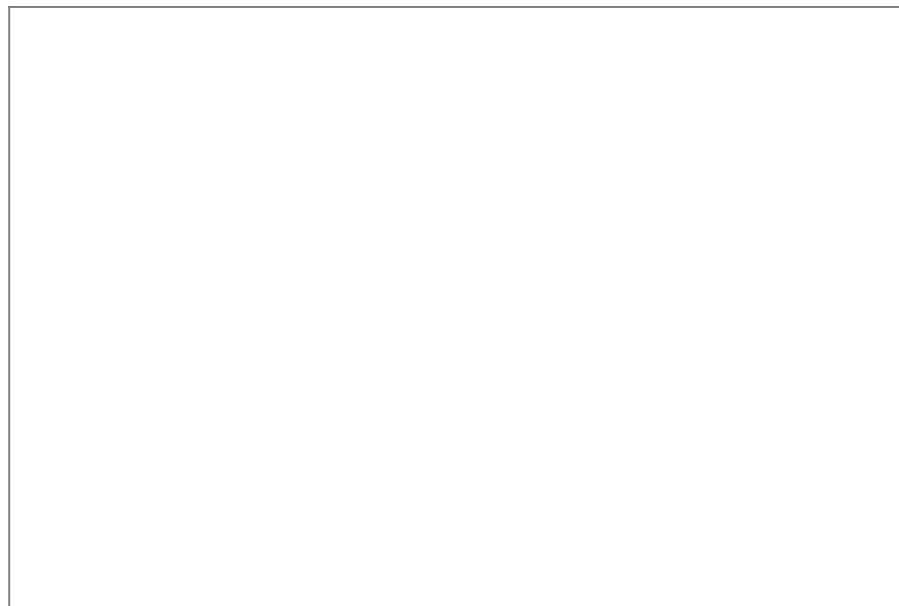
The Wharf, Worcester  
Ground Floor



Total Area Approx  
30.0 Sq M  
322.9 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.

- Retirement Property - No Chain
- Upgraded Throughout
- Canal Views
- Built-In Wardrobes
- Shared Courtyard
- Parking



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

