



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 21, The Old Fire Station, Copenhagen Street, Worcester. WR1 2EB

£325,000

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A stunning two bedroom top floor Apartment, forming part of the exclusive old Fire Station development, located in the very centre of Worcester City, ideally placed for all surrounding amenities and enjoying fabulous views.

Accommodation briefly comprises: Spacious open-plan Kitchen/ Living Room/Dining Room, two Bedrooms and Bathroom.

Outside: The property benefits from use of extensive communal roof garden with seating.

#### LOCATION:

The Apartment forms part of the exclusive Old Fire Station development, which has been finished to an exceptional standard and boasts wonderful communal areas both internal and external and further benefits from two lifts, located in the heart of Worcester city centre. On your doorstep is a fantastic selection of shops, restaurants, bars, coffee shops, cinemas, 2 railway stations with direct access to Birmingham and London, Worcestershire County Cricket Club, Theatre, glorious riverside walks and the iconic Worcester Cathedral.

#### AGENT'S NOTE:

We understand the current owners have the option to rent a parking space within the development. Buyers would need to explore whether this could be an option moving forward.

**Kitchen / Living Room:** - 6.91m x 5.08m (22'8" x 16'8" maximum)

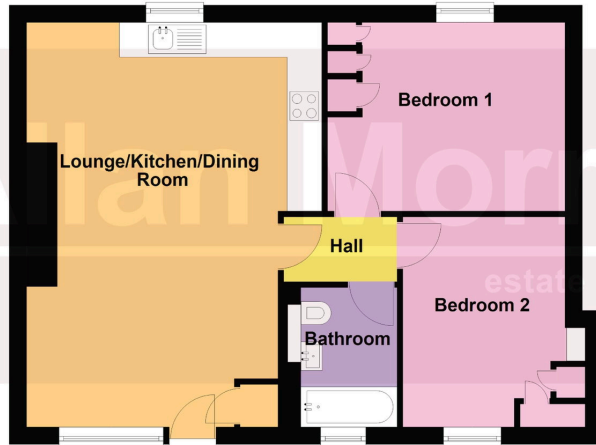
**Bedroom 1:** - 4.11m x 3.23m (13'6" x 10'7")

**Bedroom 2:** - 3.51m x 3.15m (11'6" x 10'4" maximum)

**Bathroom:** - 2.26m x 1.65m (7'5" x 5'5")



**Third Floor**  
Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 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.

- Stunning top floor Apartment
- Open-plan Kitchen/Living Room/Dining Room
- 2 Bedrooms
- Wonderful far reaching views
- Gated community
- City centre location
- Stunning communal areas
- Extensive communal roof garden
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	