



27a Friar Street
Worcester | WR1 2NA

27A FRIAR STREET



*Nestled within the ancient heart of The Cathedral City of Worcester amongst the boutique shops and café/restaurant culture. A rare opportunity to acquire a renovated listed apartment of generous proportions with a private courtyard and double parking. A ground floor hall has stairs to the first floor comprising three bedrooms, two bathrooms (one en-suite), hall, utility room, kitchen/dining room and magnificent beamed reception space.
City living at its very best.*







ACCOMMODATION

Ground Floor

- Entrance Hall with stairs leading to:

First Floor

- Reception Hall
- Open Plan Sitting Room and Dining Room
- Kitchen/Breakfast Room
- Utility
- Study/Lobby
- Master Bedroom with En-Suite Bathroom
- Bedroom Two
- Bedroom Three
- Family Bathroom

Outside

- Private Courtyard
- Double Parking area





SELLER INSIGHT

“ I purchased the property over 30 years ago in a time when mobile phones were uncommon, and it wasn't quite as easy to get about. I was looking for a property in a town centre location that offered easy access to the shops, restaurants and social scene, so this was perfect for me. The private parking spaces are ideal as I can park the car up safely on a Friday night and not have to use it again until Monday morning as everything I need is within walking distance,” says the current owner.

“Friar Street is perhaps the oldest street still standing in Worcester and it's full of characterful black and white buildings. 27a Friar Street is around 600 years old and features some beautiful beams that were made from sailing ships that came up the river, so some of them are potentially around 1,000 years old. This property is a black and white timbered building that overhangs the street, and no one knows I'm here as it's actually very private. Nobody ever looks up and I enjoy sitting here and just watching the world go by as people go about their business.”

“This is a great place for parties and entertaining. There's private parking with 2 large parking spaces at the back of the property and the rooms are all of a good size and layout. The large kitchen diner connects to the lounge and dining area to create a sociable space that is ideal for entertaining. The reception areas are huge, and the separate laundry area and study are very useful too. The patio area is remarkably quiet for such a central location and it's nicely planted up to provide colour and interest.”

“I truly believe that this is a totally unique, olde worlde property similar in style to a 3-bedroom cottage which happens to be located in the middle of town. It's been in my possession for a long, long time and it's been a difficult decision to let it go but the time is right to pass on to another person who will enjoy it as I have. The atmosphere is very calm and friendly, and it hits you right away as you walk in the door. I'm confident that it will be love at first sight for the new owner,” concludes the current owner.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























WORCESTER

Lying within the City's heart, in Friar Street, this exceptional apartment has, on its doorstep, access to the prized restaurant and café culture of Worcester, as well as boutique shopping. The High Street itself, as well as the magnificent Guildhall, is only a short walk away. This is a location for business and pleasure with many professional and commercial organisations based within the City yet remaining only walking distance from The River Severn, Cathedral and Fort Royal Park.

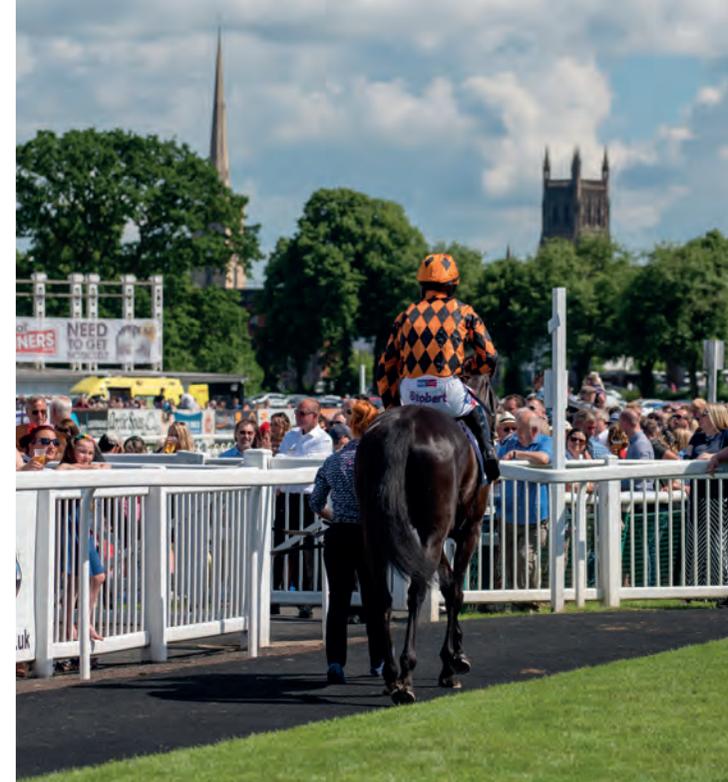
The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club, Racecourse and University.

The M5 motorway accessed via J7 of The M5, at South Worcester, provides for ready access to Birmingham (30 miles) and the surrounding industrial and commercial areas as well as the M42, Birmingham International Airport (38 miles) and the M40 for onward travel to London (133 miles). The M5 South also provides for commuting to Cheltenham (25 miles), Gloucester (28 miles) and Bristol (62 miles).

The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester and only 5 miles from the centre of the city, is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres. The two railway stations in Worcester itself are within easy walking distance of Friar Street.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Worcester itself benefits from both The Kings School family of Schools (the main school sits adjacent to The Cathedral within a few hundred yards), and The Royal Grammar School.

For days out and recreation, Stratford-upon-Avon lies to the East (25 miles), Broadway to the South East (23 miles), Upton-upon-Severn to the South (11 miles) and Great Malvern and The Malverns to the West (9 miles). The West coast of Wales at Aberdovey is 104 miles.



INFORMATION

Services

Mains gas, electricity, water and drainage.

Tenure

Leasehold. 999 year lease commencing from January 2007.
Current Ground Rent of £100 per annum.

Local Authority

Worcester City Council
Council Tax Band C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on
01905 678111.

Website

For more information visit www.fineandcountry.com

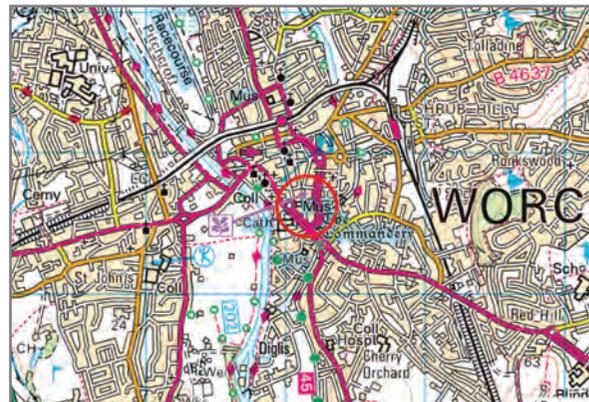
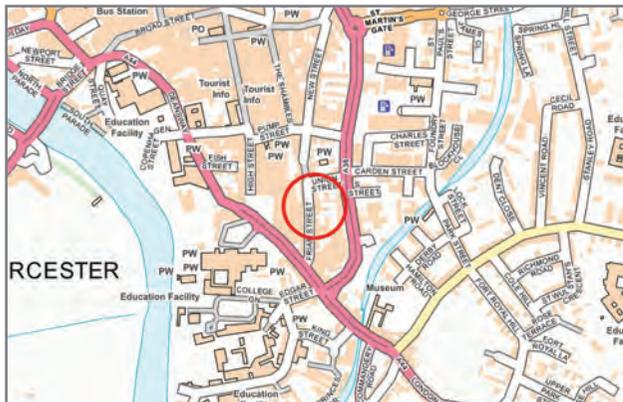
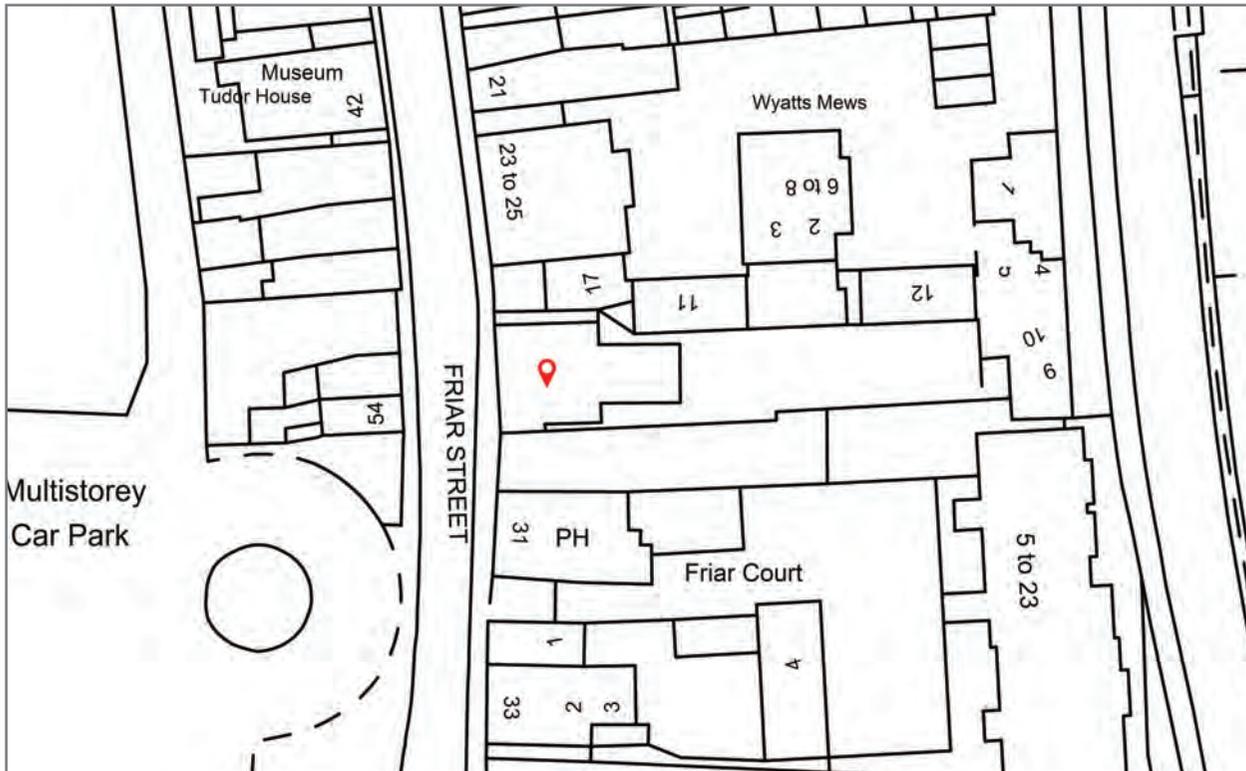
Opening Hours:

Monday to Friday

9.00 am - 5.30 pm

Saturday

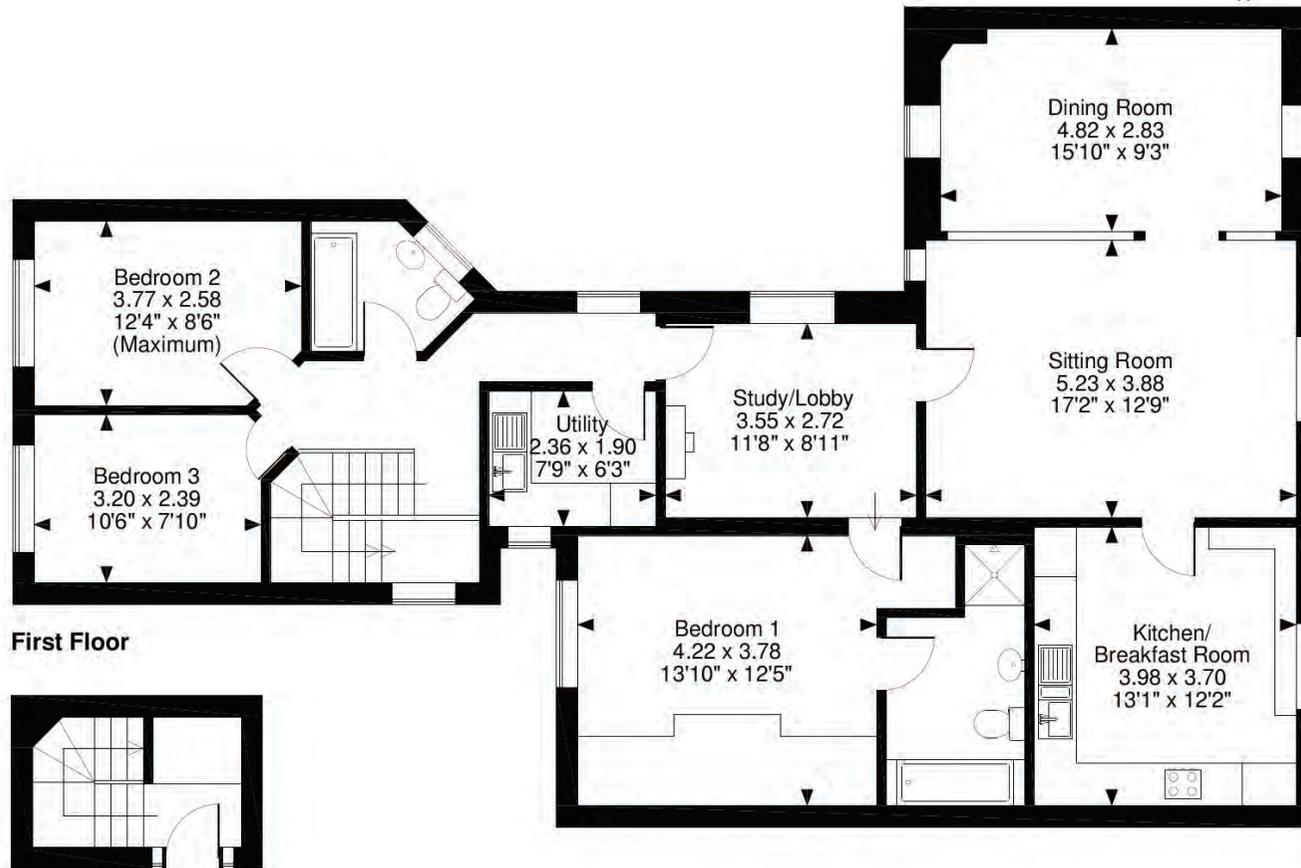
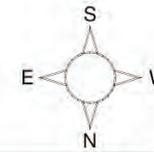
9.00 am - 1.00 pm



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Friar Street, Worcester
Approximate Gross Internal Area
1349 Sq Ft/125 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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hair
by anton porter
tel: 330555

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ALL YOU CAN EAT
SUPER LUNCH
FROM 1.95
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