



**Allan Morris**  
estate agents

**The Hop Warehouse,  
Southfield Street, Worcester**



## 12 The Hop Warehouse, 35 Southfield Street, Worcester. WR1 1NJ

### Features

- Open plan duplex
- Penthouse Apartment
- Character features
- Light & airy
- Secure allocated parking
- NO CHAIN

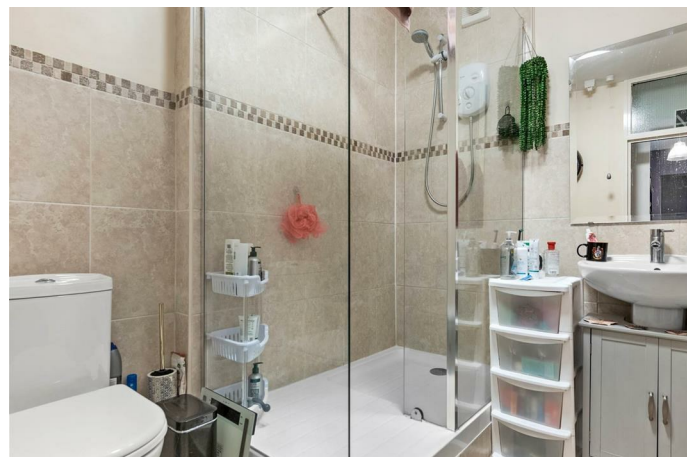
A fantastic opportunity to acquire a most spacious duplex one bedroom Penthouse Apartment, situated in the heart of the City, offering easy access to local amenities and major transport links to include Worcester Foregate Street Station.

Accommodation briefly comprising: Hallway, open plan Kitchen Diner with vaulted ceiling, Bedroom, Shower Room, Utility. Stairs rise to the first floor: Open plan Living Room area.

Outside: The apartment benefits from an allocated space in the gated off road car park behind the building.







### Directions:

From the Allan Morris office on Sidbury, proceed along Deansway keeping right at Worcester Bridge. Continue along onto North Parade keeping left past Pitchcroft Racecourse. At the traffic lights turn left onto The Tything and then after approximately 100 meters turn right onto Oswalds Road and then the next right onto Sansome Walk. Proceed along for a short distance and then take the 3rd left onto Little Southfield Street, follow the road around onto Middle Street before taking the first right into Southfield Street, where The Hop Warehouse can be found halfway down the street on the left hand side, just after the junction with East Street.

WAM 7202

### Useful Information:

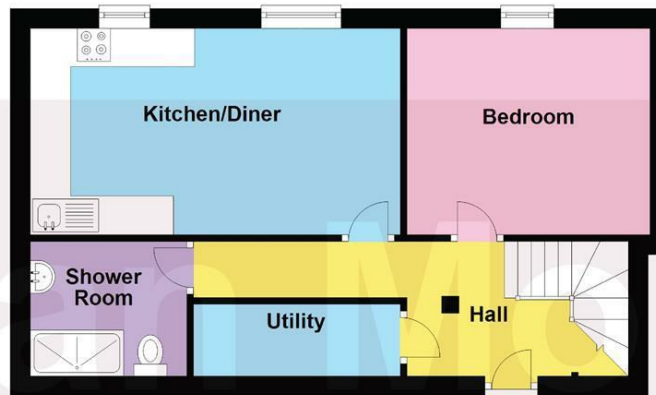
Tenure: Leasehold

EPC rating: D

Council Tax Band: A

### Second Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



### Third Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 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.

### Floorplan Measurements:

LIVING ROOM:  
29'9" x 11'8"

KITCHEN DINER:  
18'5" x 10'3"

UTILITY:  
10'4" x 3'7"

BEDROOM:  
12'1" x 10'3"

### 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. 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.

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