



## 2 bed apartment to buy in WR1

18 Foregate Street, Worcester,  
Worcestershire, WR1 1DN

**£120,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Central City Location
- ✓ South West Facing, 1st Floor, lift and stairs access
- ✓ Corporate Tenancy with Guaranteed Rent to 2027 -
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

City Centre, 2 Bedroom, 1st Floor large modern Flat is being sold via an unconditional online auction. A well-presented and income-producing flat

offered for sale by auction with corporate tenants in situ, making it an ideal opportunity for investors seeking an immediate rental return. Sold with a

tenancy guaranteeing rent through to May 2027.

The south-west facing apartment comprises a bright and spacious reception room with an open-plan fitted kitchen, well-proportioned bedrooms, and a modern bathroom. The principal bedroom benefits from a double aspect and Juliette balcony, while the high ceilings and tall double-glazed windows create a grand and spacious feel throughout.

The flat is positioned on the first floor of the former 1958 Post Office building, where the impressive communal entrance hall and wide staircase continue to showcase the charm and character of its mid-century architecture. The property is currently occupied under a corporate tenancy agreement, providing an established rental income from completion.

Conveniently located close to local amenities, transport links, and shopping facilities, the property is well positioned for continued tenant demand and long term capital growth potential. This is an excellent opportunity for buy-to-let investors, portfolio landlords, and

cash buyers looking to acquire a ready-made investment with ongoing income.

The property is currently occupied under arrangements connected with Ministry of Justice accommodation services and is sold subject to existing occupational arrangements.

Internal access is unavailable and no viewings can be accommodated. The property will be sold as seen and prospective purchasers must rely on external inspection, the legal pack and their own enquiries.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 188

Annual Ground Rent Amount: £75.00

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Year built: 2003

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

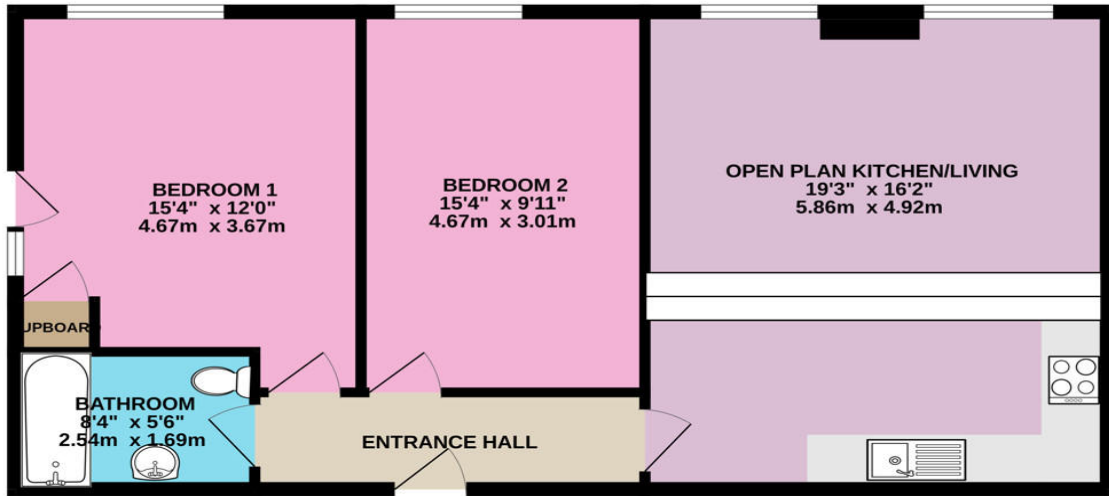
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

FIRST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR, 2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

18 Foregate Street, Worcester, Worcestershire, WR1 1DN

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**

**<https://openhouse.london/>**

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