



Allan Morris
estate agents

**Diglis Court, Diglis Road,
Worcester**

18 Diglis Court, Diglis Road, Worcester.

WR5 3BF

Features

- 2nd FLOOR WATERSIDE LOCATION
- BALCONY
- REFURBISHED BATHROOMS
- REFURBISHED KITCHEN
- ELECTRIC CAR CHARGE POINT
- TWO BEDROOMS

A beautifully presented and much improved 2nd floor waterside Apartment, with enviable views along the Worcester to Birmingham canal and towards the Malvern Hills and beyond.

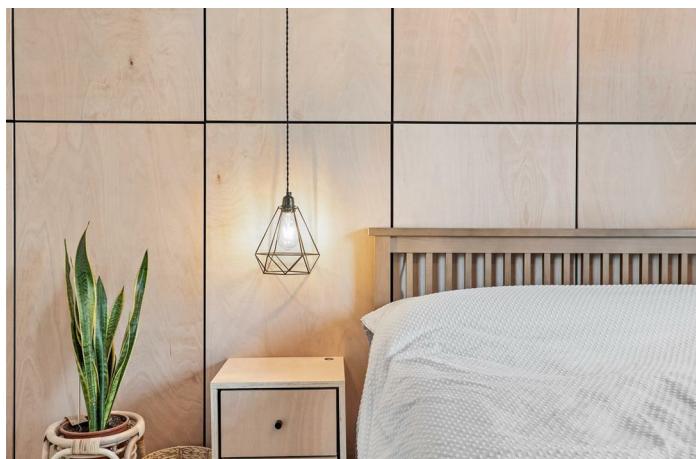
Accommodation briefly comprising: Entrance Hall with laundry cupboard and separate re-fitted Pantry cupboard, open plan refurbished Kitchen, Living Room and Dining Area with access out to balcony, Bedroom 1 with fitted wardrobes and En-Suite, further Bedroom with custom fitted bed and wired for ethernet access and refurbished Bathroom.

Outside: The Apartment benefits from a balcony with views over the canal and towards the Malvern Hills. There is a lift and stair access to the property, allocated parking space and gated carpark, benefiting from a smart electric car charger.

AGENTS NOTE:

A full list of works done to the property is available on request.





Directions:

From the Allan Morris office in Sidbury proceed for a short distance along the A38 Bath Road. Turn right into Diglis Road and Diglis Court can be found on the right hand side, as identified by our For Sale board.

WAM 6726

Useful Information:

Tenure: Leasehold

EPC rating: B

Council Tax Band: C



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.

Floorplan Measurements:

LIVING ROOM/DINING AREA:
15'9" x 10'10"

KITCHEN:
10'9" x 6'0"

BEDROOM 1:
12'11" x 8'10"

EN-SUITE:
5'9" x 5'9"

BEDROOM 2:
17'6 maximum" x 8'0"

BATHROOM:
8'2" x 5'11"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ