



**Allan Morris**  
estate agents

**Millwright House, Basin Road,  
Diglis, Worcester.**



### 43 Millwright House, Basin Road, Diglis, Worcester. WR5 3GR

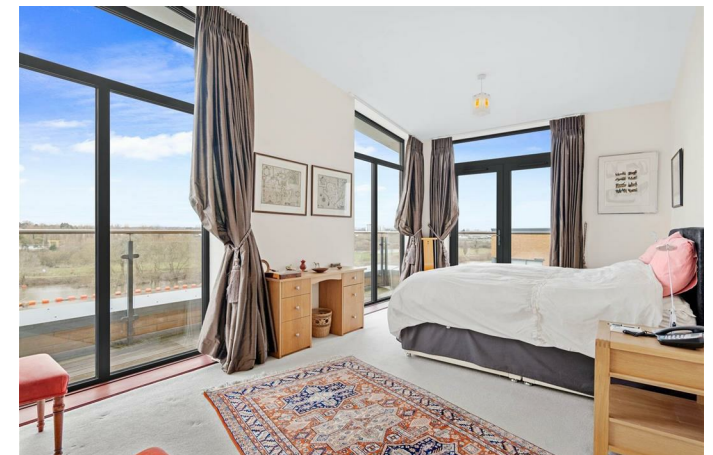
#### Features

- Penthouse Apartment
- Stunning Panoramic Views
- Wrap Around Balcony
- Master Bedroom with En-Suite
- Secure Parking for 2 Cars
- City Central

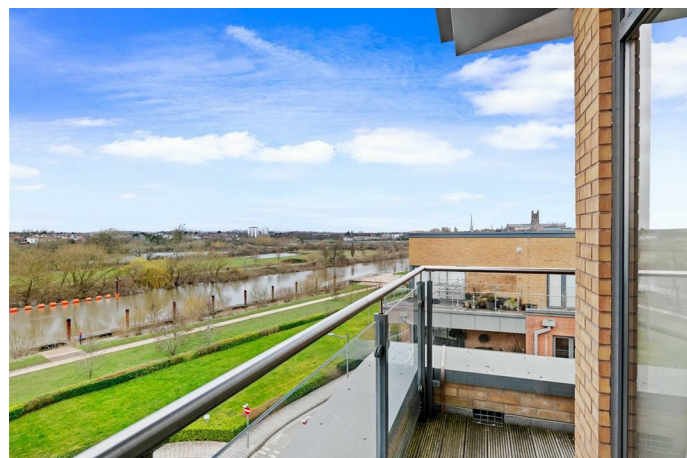
43 Millwright House offers unparalleled panoramic stunning views, taking in the Malvern Hills, the River Severn and the Cathedral.

Accommodation briefly comprises: Secure Entry and lift available to top floor, Entrance Hall with storage, open-plan superbly appointed Sitting Room/Dining and Kitchen Area with access to Balcony and stunning views, Master Bedroom with En-Suite and Walk-in Closet with hanging rails and shelving, further Guest Bedroom 2 with Walk-in Closet with hanging rails and shelving, additional Bathroom. The property further benefits from 2 secure parking spaces.

**LOCATION:** The Apartment is within easy reach of Worcester City and all its amenities, together with local riverside walks and cafes, together with ease of access to major transport links.







### Directions:

From the Allan Morris Worcester Office proceed along the A38 Bath Road. After a short distance turn right into Diglis Road, continue along, bear around to the left and take the next turning right. Continue along Diglis Dock Road, where Millwright House can be located at the end of the road, on the right hand side before the 2nd basin.

WAM 6671

### Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: E

**Ground Floor**  
Approx. 100.1 sq. metres (1077.0 sq. feet)



Total area: approx. 100.1 sq. metres (1077.0 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:

KITCHEN:  
12'0" x 8'10"

SITTING ROOM / DINING AREA:  
20'2" x 18'3"

MASTER BEDROOM:  
22'8" maximum x 11'0"

En-Suite:  
7'0" x 5'0"

GUEST BEDROOM 2:  
18'7" x 11'8"

BATHROOM:  
8'2" x 6'6"

### 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.

### Contact us:

Address:  
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