



**Allan Morris**  
estate agents

**Princes Drive, Diglis,  
Worcester.**

**Apartment 1, Stinton Court, Princes Drive,  
Diglis, Worcester. WR1 2PE**

**Features**

- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite Bathroom
- Open-Plan Living Room and Kitchen
- Off Road Parking Space
- Private Outside Balcony Area
- **NO ONWARD CHAIN**

A well presented two bedroom ground floor Apartment, benefiting from private outside balcony space with views over the canal and from allocated parking space and under floor heating throughout, situated close to Worcester City centre.

Accommodation briefly comprises: Open-plan Living Room and Kitchen, double Bedroom with En-Suite Bathroom, further double Bedroom and Shower Room.

**Outside:** Benefiting from a private balcony and allocated parking space.

**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 in Sidbury, turn left into Edgar Street, then left again into Severn Street and left into King Street. Continue along and turn right into Princes Drive, where Stinton Court can be found on the left hand side.

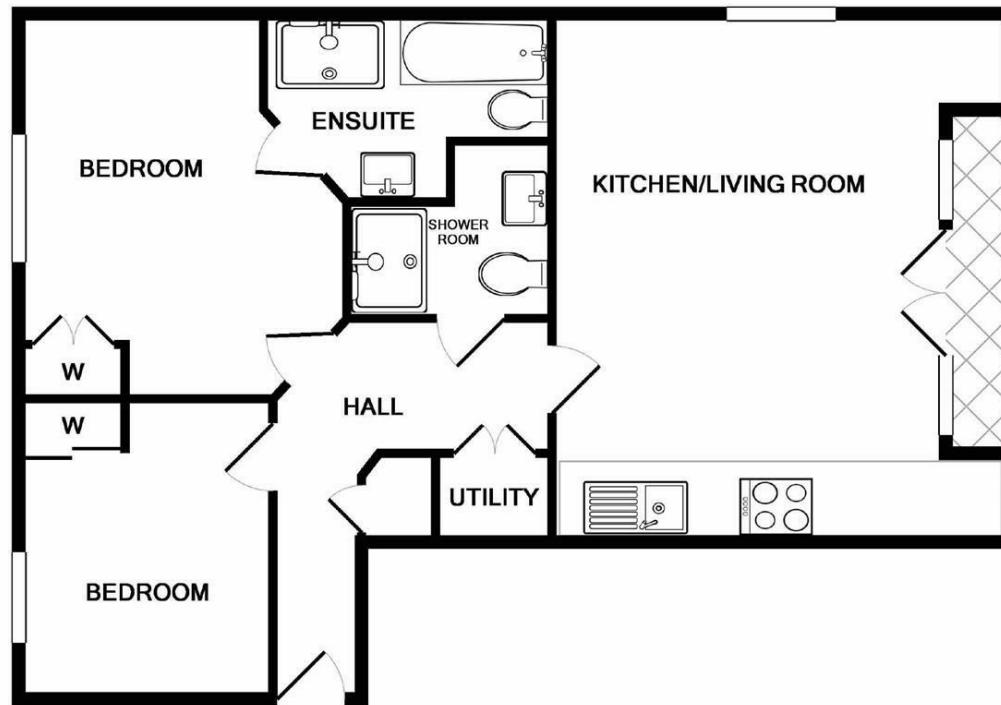
WAM 6676

#### Useful Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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:

**OPEN-PLAN LIVING ROOM AND KITCHEN:**  
18'9" x 16'2" maximum 14'0" minimum

**MASTER BEDROOM:**  
13'8" maximum x 11'8" maximum 8'10" minimum

**GUEST BEDROOM:**  
10'8" x 9'0"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ