

Details Approved

Signed

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Date



Allan Morris
estate agents

**Albion Mill, Portland Street,
Diglis, Worcester**

**32 Albion Mill, Portland Street, Diglis,
Worcester. WR1 2NY**

Features

- SPACIOUS DUPLEX APARTMENT
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LIVING AND KITCHEN AREA
- OFF ROAD PARKING SPACE
- CLOSE TO CITY CENTRE

A fantastic and spacious two bedroom duplex Apartment forming part of the popular Albion Mill development, benefiting from off road parking space and located close to Worcester City centre.

Accommodation comprising: Entrance Hall, Cloakroom, Utility Room with store cupboard, open plan Living Room and Kitchen. On the first floor: Master bedroom with En-Suite Shower Room, further spacious double Bedroom and Bathroom.

Outside: There is the benefit of private allocated parking space.

LOCATION:

The property is located in a fantastic location on the edge of Worcester City centre within easy reach of a wide range of shops, restaurants, bars and cafes as well as walks along the canal and river. It is also ideally placed for access to Junction 7 of the M5 motorway as well as the Worcestershire Park Railway and city centre Railway Stations.





Directions:

From the Worcester office of Allan Morris, proceed along the A38 Bath Road and turn right into Diglis Road. Turn immediately left into Portland Street and then immediately left into the Albion Mill development.

WAM 6891



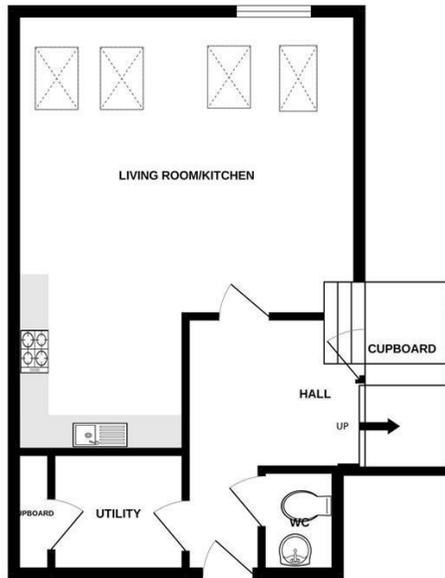
Useful Information:

Tenure: Leasehold

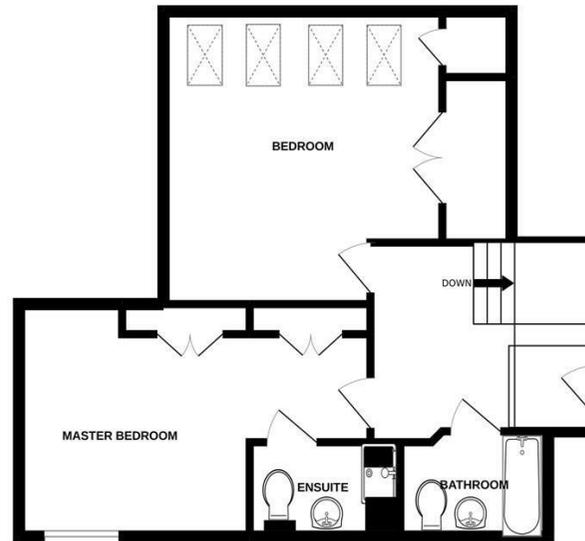
EPC rating: C

Council Tax Band: D

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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Floorplan Measurements:

OPEN PLAN LIVING ROOM / KITCHEN:
21'2" max 15'9" min x 16'10" max

MASTER BEDROOM:
17'0" max 11'3" min x 11'2" max

SPACIOUS GUEST ROOM:
14'1" x 13'7"

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:
32 Sidbury, Worcester, WR1 2HZ