



**Allan Morris**  
estate agents

**Crossley Road, Diglis,  
Worcester.**

**Apartment 5, Canal Court, Crossley Road,  
Diglis, Worcester. WR5 3GT**

**Features**

- Top Floor Corner Apartment
- Covered Balcony
- Spacious Living Area
- 2 Bedrooms + 2 Bathrooms
- Secure Gated Parking
- Close to City Centre
- Popular Diglis Location

A beautifully presented and deceptively spacious two bedroom loft style Apartment, situated within the heart of the popular Diglis development and within easy reach of Worcester City centre. The property must be seen to better appreciate the size and quality of finish on offer.

Accommodation briefly comprises: Entrance Hall, useful storage cupboard, large open-plan dual aspect Sitting/Dining/Kitchen Area, Bedroom 1 with En-Suite, further Bedroom and Bathroom.

Outside: There is a large balcony to front elevation, secure gated allocated parking, as well as use of visitor's space.

**LOCATION:**

The property is situated in the heart of Diglis, the ever popular development set by Worcester's historic riverside. The property offers easy access into Worcester City centre and all its amenities on offer, as well as access to Junction 7 of the M5 and major transport links.





### Directions:

From the Allan Morris Worcester office proceed out along the A38 Bath Road and turn right onto Diglis Road. Continue along following the road around by the Anchor Public House before at the roundabout taking the 2nd exit onto Diglis Dock Road. Continue along for a short while where Canal Court can be found on the right hand side. Parking for the property is accessed via Crossley Road.

WAM 6826

### Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C



SECOND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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:

### LIVING AREA:

15'1" maximum x 10'4" maximum

### KITCHEN / DINING AREA:

15'5" maximum x 15'3" maximum

### BEDROOM 1:

15'6" maximum x 12'2" maximum

### EN-SUITE:

7'2" x 5'0"

### BEDROOM 2:

14'11" maximum x 14'10" maximum

### BATHROOM:

7'10" x 6'5"

## Contact us:

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