

Allan Morris

estate agents



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NEW

Details Approved

Signed

Print

Date

Bridgeview House, 2 Woodhouse Close Diglis, Worcester

A 3rd floor apartment with lift access, benefitting from dual aspect views towards The Malvern Hills across the water of The Oil Dock Basin and city skyline to the Cathedral. Further benefitting from balcony and three parking spaces.



OFFERS IN EXCESS OF £205,000

Apartment 11, Bridgeview House, 2 Woodhouse Close Diglis, Worcester, WR5 3FQ

All measurements are approximate. Accommodation in more detail comprises:

The Apartment is accessed from the rear entrance to the building, with stairs or lift rising to the 3rd floor. Apartment entrance door into:

'L' SHAPED ENTRANCE HALLWAY:

With four inset spotlights, smoke alarm, radiator, telephone point, security intercom, NEST heating thermostat and access to all accommodation. Door to:

Spacious Storage Cupboard:

Housing consumer unit and with ceiling light point.

OPEN-PLAN SITTING AND DINING ROOM: 26'8" maximum x 11'10" maximum

Initially into:

Sitting Area: 14'9" x 11'10"

With French doors onto BALCONY with views overlooking Oil Dock Basin and bridge and with far reaching views towards the Malvern Hills to the West. Further window to side elevation with glorious views of Worcester Cathedral, ceiling light point, radiator, television aerial point, satellite point, telephone point.

Dining Area: 8'5" x 7'10"

With large dual action window to side elevation with glorious views of Worcester Cathedral a perfect backdrop when entertaining, ceiling light point, radiator. Opening to:

KITCHEN: 8'2" x 8'1"

Fitted with a range of contemporary white lacquer base and wall mounted units with granite worktop and upstand over, incorporating one and a half bowl stainless steel sink unit with chrome tap over. Integrated fridge/freezer, dishwasher and washer/dryer, stainless steel four ring gas hob with stainless steel splashback and extractor over, fitted electric oven with grill below. Amtico flooring, three inset spotlights, smoke alarm.

MASTER BEDROOM: 15'4" x 8'4"

With large dual action window to front elevation overlooking Oil Dock Basin and bridge and with far reaching views towards the Malvern Hills, part mirror sliding doors to fitted wardrobes with hanging rail and shelf over, television aerial point, ceiling light point, radiator, door to:

En-Suite Shower Room: 7'2" x 4'9"

Fitted with a contemporary style white suite comprising low level WC, pedestal wash hand basin with chrome taps over, fully tiled walk-in shower enclosure with glass bi-fold door, wall mounted chrome shower, three inset spotlights, extractor, shaver point, complimentary tiling to sink and W.C. With shelf over, ladder towel rail, Amtico flooring.

BEDROOM 2: 14'5" maximum x 9'1"

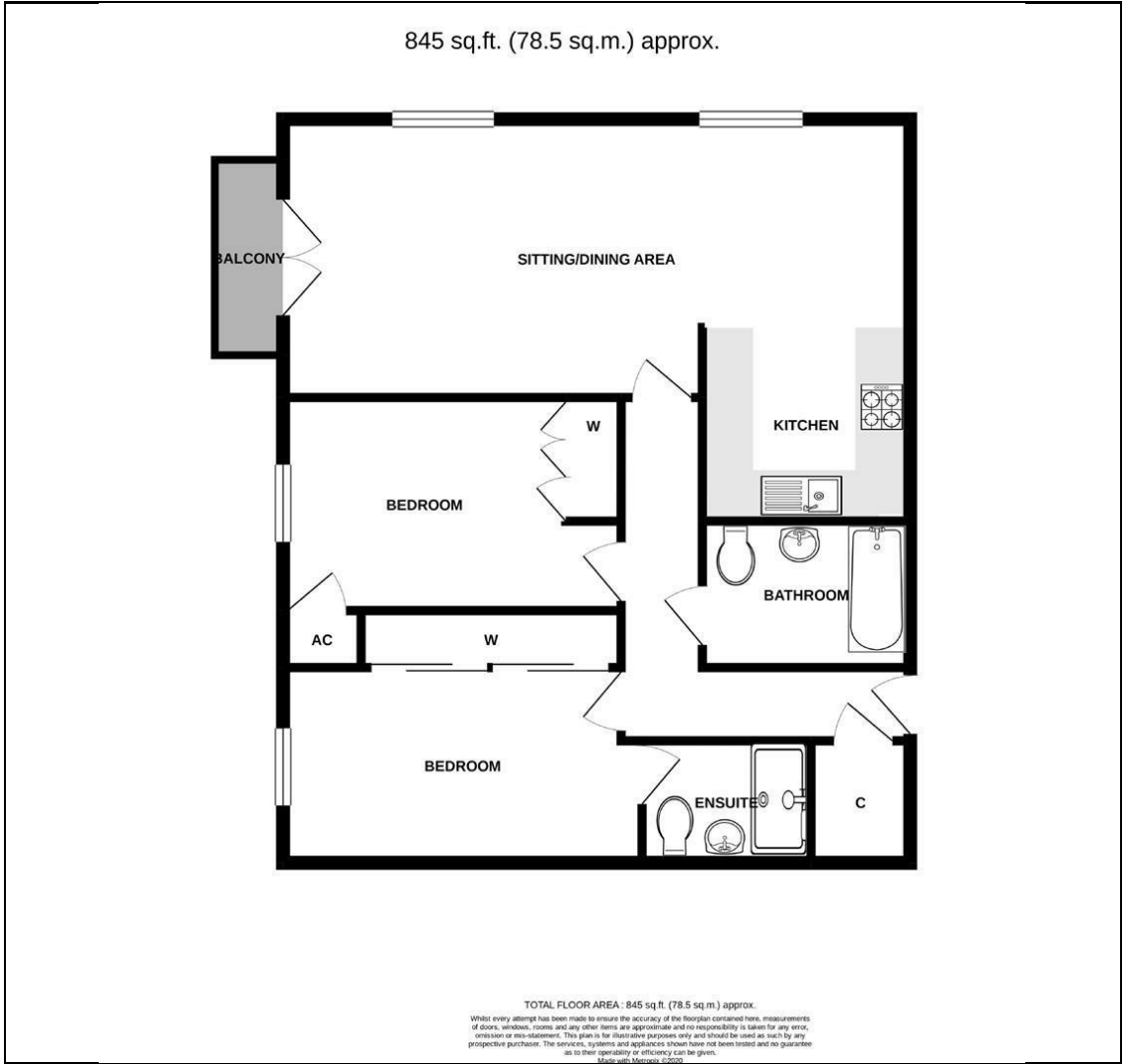
With window to front elevation with views, white lacquer door fitted wardrobes with hanging rail and shelf over, storage cupboard housing the gas combination boiler, ceiling light point, radiator.

FAMILY BATHROOM: 8'1" x 6'3"

Fitted with a contemporary style white suite comprising low level WC, pedestal wash hand basin with chrome taps over, panelled bath with chrome taps and attached shower hose over, glass shower screen, contemporary style tiling to bath surround and complimentary tiling to sink and W.C. With shelf over. Chrome ladder towel rail, Amtico flooring, four inset spotlights, extractor and shaver point.

AGENTS NOTE:

The Apartment benefits from secure parking for one car and a permit providing further outside parking for two vehicles alongside the Basin.



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. TENURE: Leasehold We understand the property is offered for sale . 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.

ROUTE TO THE PROPERTY:

Proceed from the City centre on the A38 Bath Road, turning right onto Diglis Road. Pass along the Basin and at the roundabout turn right onto Diglis Dock Road, going straight over three roundabouts. Bridgeview House will be found on the left hand side, with parking available along the Basin and the entrance to the building to the rear.