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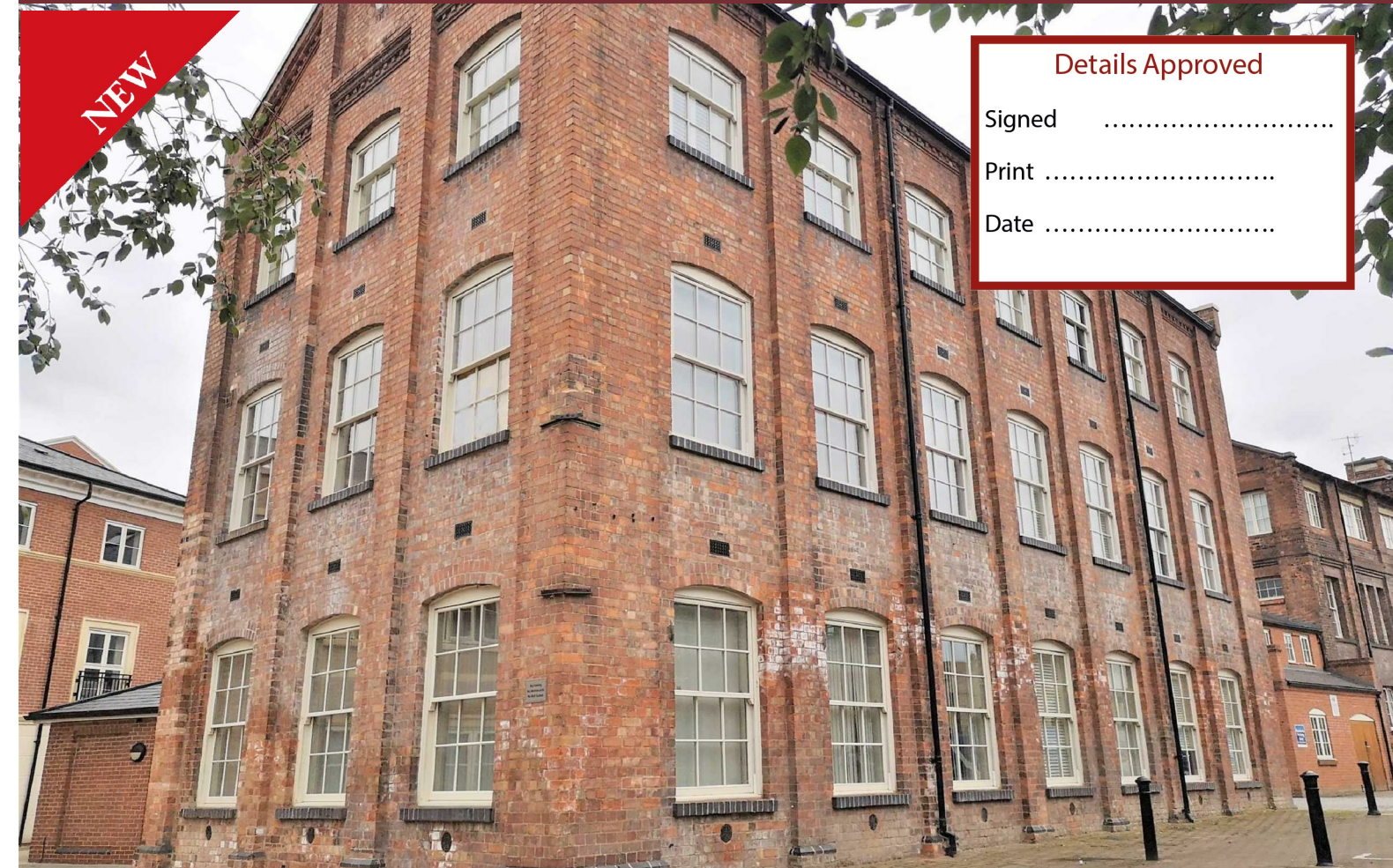
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Allan Morris

estate agents



Parian House, Princes Drive, Diglis

A very well presented and deceptively spacious two bedroom ground floor luxury Apartment, situated in the heart of the Diglis development by Worcester City canal side.



£225,000

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1, Parian House, Princes Drive, Diglis, WR1 2BQ

All measurements are approximate. Accommodation in more detail comprises:

The property is approached by way of secure entry system into:

COMMUNAL HALL:

With door giving access into:

ENTRANCE HALL:

With ceiling light point, useful storage cupboard, utility cupboard housing the central heating system with space and plumbing for washer dryer, internet point, secure intercom entry system, tiled flooring, door giving access into:

OPEN PLAN LIVING AND DINING AREA: 19'10" maximum 15'11" minimum x 14'2" minimum

A dual aspect room with windows to the front, side and rear elevation, ceiling light points, television aerial point, telephone point, access into:

KITCHEN: 9'10" x 8'2"

Fitted with a matching range of modern style wall and bae mounted units with work surface over, integral dishwasher, integral fridge freezer, integral oven with induction hob and pull out extractor hood over, stainless steel one and a half bowl drainer sink unit, tiled flooring, ceiling light point, extractor fan, window to the rear elevation overlooking canal side.

From the Entrance Hall, door gives access to:

MASTER BEDROOM: 14'10" maximum x 9'10"

With window to the side elevation, built in storage, television aerial point, ceiling light point, door giving access into:

En-Suite Shower Room:

Fitted with a matching Villeroy & Boch suite to include low level W.C., ceramic wash hand basin with mixer tap over, fully tiled walk-in double shower cubicle with rainfall shower attachment over, inset ceiling light points, extractor fan, heated towel rail, vanity unit with under lighting, ceiling light point, tiled flooring, part tiled walls.

BEDROOM 2: 9'8" x 8'9"

With window to the side elevation, ceiling light point, television aerial point.

BATHROOM:

Fitted with a matching Villeroy & Boch suite to include low level W.C., ceramic wash hand basin with mixer tap over, fitted bath, fully tiled shower area with attachment over, heated towel rail, extractor fan, part tiled walls, tiled flooring, recessed ceiling light points, shaver point.

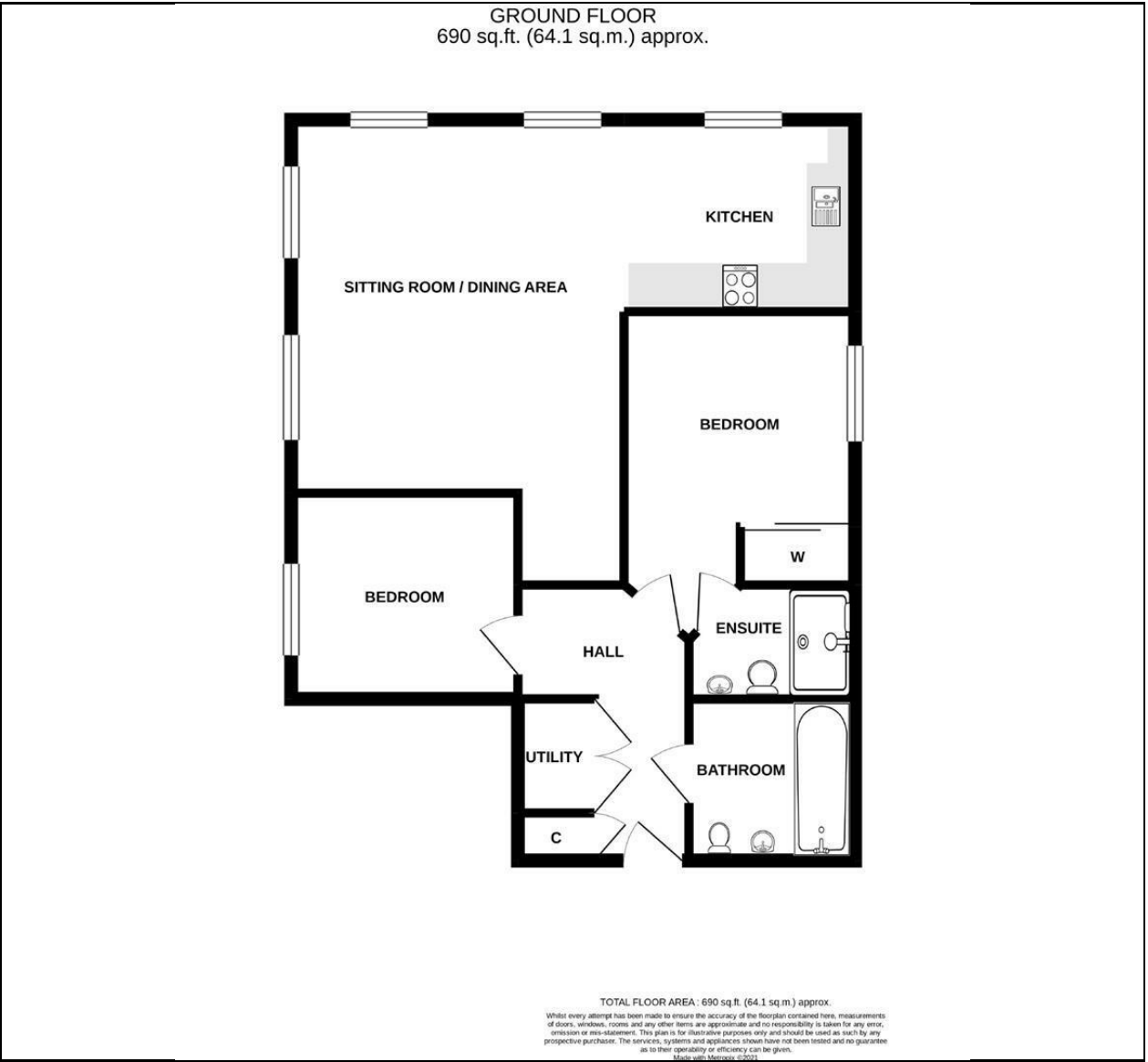
OUTSIDE:

The property benefits from allocated parking space.

An early inspection is advised to better appreciate the deceptive space on offer.

AGENTS NOTE:

All rooms have individual thermostat temperature control.



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: We understand the property is offered for sale FREEHOLD. 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:

From the Allan Morris in Sidbury, turn left into Edgar Street, then left again into Severn Street. Continue along and turn right into Princes Drive, where Parian House can be found on the left hand side, after a short distance.