



19 Diglis Court Diglis Road, Worcester, WR5 3BF  
Offers over £205,000

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Philip Laney & Jolly are pleased to welcome to the market this very well presented, light and airy two bedroom second floor apartment overlooking the canal from the rear aspect. Situated in a secure development with gated access in a desirable location within walking distance of Worcester City Centre and Cathedral Plaza where there is an array of shops, cafes, bars and recreational facilities.

The apartment is accessed via a secure communal entrance door into the building with then stairs and a lift rising to the second floor. The accommodation comprises of a spacious entrance hallway with two generous storage cupboards, Lounge/Diner with sliding doors out on to the spacious private balcony overlooking the canal, kitchen, two good sized double bedrooms with bedroom one benefitting from an En-suite shower room and main bathroom containing bath with shower over.

The property benefits further from an allocated parking space in the courtyard which is accessed via a secure gated entrance, gas central heating, double glazing throughout and is offered to the market with NO ONWARD CHAIN. EPC Grade C Council Tax Band C. Leasehold

### Hallway

Double glazed window to the front aspect. Radiator. Spot lights. Two built in storage cupboards.

### Lounge/Diner

Double glazed sliding doors out to the balcony overlooking the canal. Two radiators. ceiling light point. Wall lights.

### Kitchen area

Double glazed window to front aspect. Wall and base units with work surface atop with integrated fridge. Space for cooker with extractor over and washing machine. One and a half bowl sink and drainer. Tiled splash backs. Ceiling light point.

### Bedroom One

Double glazed French doors opening to Juliette balcony. Ceiling light point. Radiator.

### En-Suite

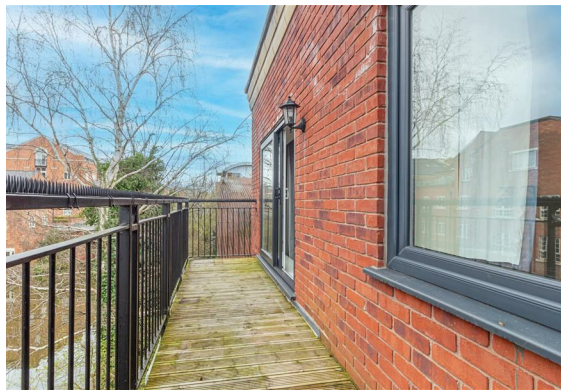
Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Heated towel rail. Extractor fan. Ceiling light point.

### Bedroom Two

Double glazed window to rear aspect. ceiling light point. Radiator.







## Bathroom

Obscure double glazed window to front aspect. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Heated towel rail. Spot lights.

## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure leasehold

We understand (subject to legal verification) that the property is Leasehold.

125 years from the 1st day of April 2002 - 103 years remaining

Service Charge is £1376,50. every 6 months (£2,753 per year) . Paid 1st April to 30th September – then 1st October to 31st March.

Ground Rent is £75 every 6 months (£150 per year). Paid 1st April to 30th September – then 1st October to 31st March.

## verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

## Parking

Parking for the property is via an allocated parking space.

## Broadband

We understand currently Superfast Fibre Broadband (also known as fibre to the cabinet) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

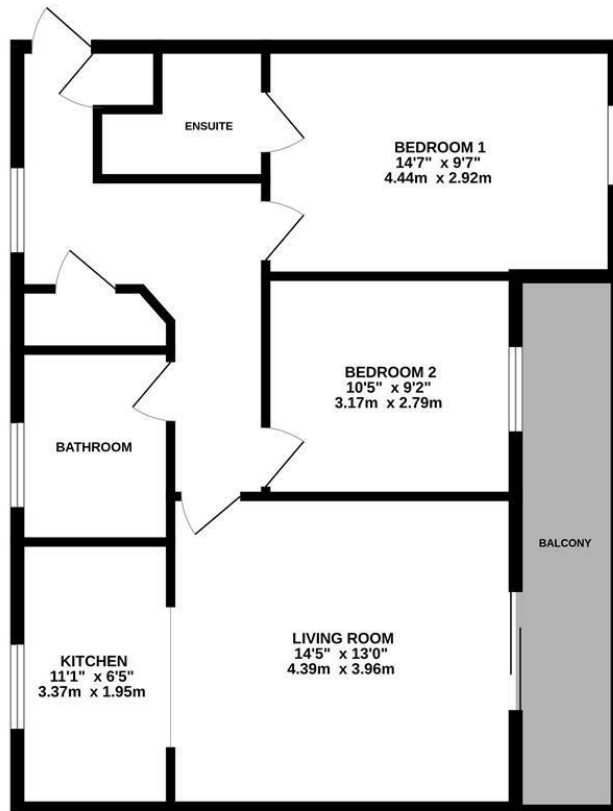
<https://www.openreach.com/fibre-checker>

## Mobile Coverage

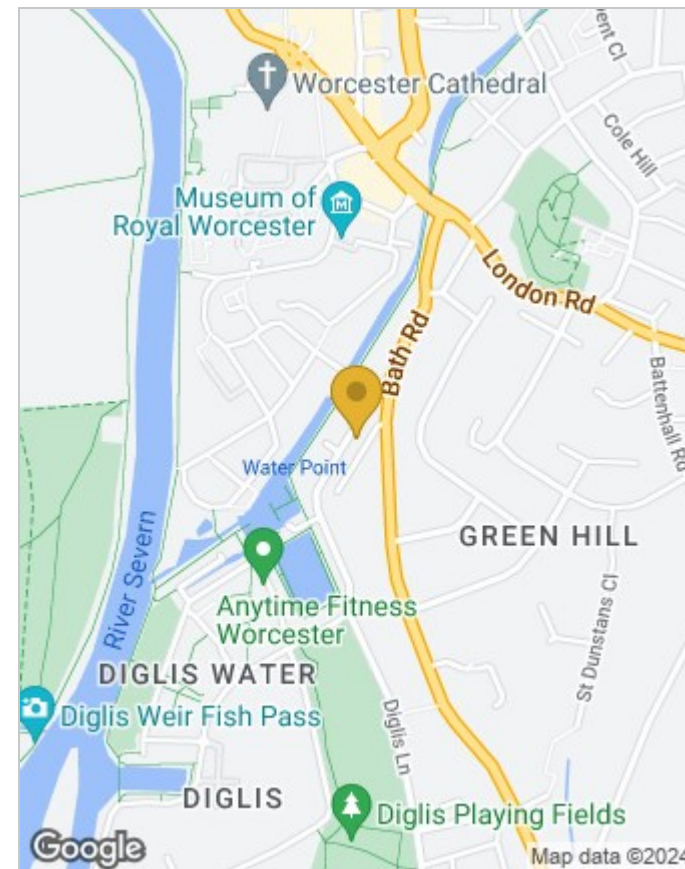
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

SECOND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.