



Apartment 21, Aston Court
Basin Road, Worcester, WR5 3FR

Andrew Grant

Apartment 21, Aston Court

Basin Road, Worcester, WR5 3FR

 **2 Bedrooms**  **1 Reception**  **2 Bathrooms**

Leasehold / 802 sq. ft.

A well-presented and spacious modern apartment in a popular development located on the banks of the River Severn.

This lovely apartment with neutral décor features a bright and airy living/dining room, a modern kitchen, a contemporary bathroom and two generously sized double bedrooms, one of which includes an en-suite shower room.

Outside, there is a secure gated car park, in addition to the apartment's allocated parking space, which is conveniently located on the road next to the apartment block.

KEY FEATURES

- Modern apartment in popular Diglis development
- Spacious living/dining room
- Lift
- Allocated parking
- Secure gated car park
- 113 years remaining on the lease
- £1,486.60 annual service charge
- £251.42 annual ground rent

Situation

This superb apartment boasts excellent riverside views and is nestled within the highly sought-after purpose-built development at Diglis, just 1.5 miles south of Worcester City Centre.





The City Centre offers a diverse range of high-street shops, restaurants and inviting pubs.

Quality education is readily available, with renowned institutions such as RGS Worcester in proximity.

Situated adjacent to Severn Way, a scenic 224-mile footpath tracing the course of the River Severn from its origin in Mid Wales to the Severn Estuary near Bristol, this area is not only perfect for avid hikers but also popular among dog walkers. The picturesque stroll along this path into the city makes for a delightful outing.

Additionally, convenient transportation options abound, including the nearby Worcester Foregate Street Railway Station. Easy access to the M5 motorway is provided via Junctions 6 & 7.

Description

Upon entering through the communal entrance, you are welcomed by a spacious and inviting lobby area featuring a secure intercom entrance. Convenient stairs and a lift provide access to all floors.



Once inside the apartment, a welcoming and spacious hallway awaits, complete with a storage cupboard and doors leading off to the accommodation.

At the end of the hallway, you will discover a spacious living/dining room, flooded with natural light from dual aspect windows. A window offers scenic views of a communal green, the tranquil River Severn and the city beyond. This room is further enhanced by full height picture windows to the rear and side, opening to a Juliet balcony.

Connected seamlessly to the living/dining room is the kitchen, cleverly designed with its own designated area, creating a sense of separation while maintaining an open-plan layout, perfect for entertaining. The kitchen boasts a contemporary design, featuring stylish high-gloss wall and base units, complemented by contrasting work surfaces incorporating a stainless steel one-and-a-half bowl sink with a drainer and mixer tap. Integrated appliances include an oven, a four-ring gas hob, an extractor hood, a dishwasher, a washer/dryer and a fridge freezer.

The master bedroom is an excellent-sized double room, featuring a window to the rear.

This delightful bedroom includes its own ensuite shower room, complete with a low-level WC, a washbasin and a shower cubicle. Tasteful tiling adorns the splashbacks and recessed spotlights illuminate the ceiling.



Bedroom two is another well-proportioned double room, benefiting from a window to the rear and a convenient storage cupboard housing the central heating boiler.

Completing the accommodation is a stylish bathroom, comprising a low-level WC, a washbasin and a bathtub with a shower over. The bathroom features tasteful tiling to the splashbacks and recessed spotlights.

Outside

The allocated parking space for this apartment is conveniently located on the road next to the apartment block. There is also a secure gated car park. The building forms part of a development of similar blocks, separated from its neighbouring structures by a charming walkway adorned with lawns and mature trees. Directly in front of the property lies Diglis Park, an idyllic green space and the Severn Way, a scenic pathway tracing the majestic River Severn.

Services

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - C.

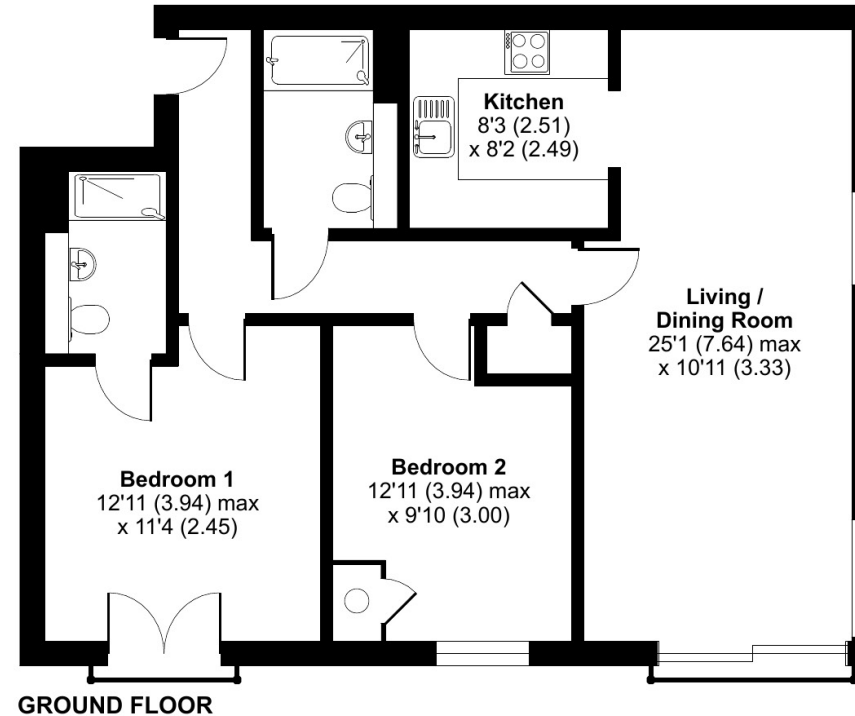




Aston Court, Basin Road, Worcester, WR5

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Andrew Grant. REF: 1039915



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Andrew Grant
T: 01905 734 734
E: hello@andrewgrant.com

