



Apartment 2, Millwright House
Worcester, WR5 3GR

Andrew Grant

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

Freehold / 827 sq. ft.

A fantastic apartment ideally located in the popular Diglis Water Development in Worcester. Ideally situated on the banks of the River Severn with a south facing balcony.

KEY FEATURES

- Excellent city centre location
- Balcony with cannal views
- Two double bedrooms
- Master with ensuite
- Spacious living room
- Allocated parking

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, which offers a diverse range of high-street shops, restaurants and inviting pubs.

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

A stylish 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 an allocated parking space.

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, with windows to the side and patio doors opening onto the south facing balcony. Balcony: South Facing to make the most of the afternoon and evening sun and offering views including the River Severn.



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 hob, an extractor hood, a dishwasher, a washer/dryer and a fridge freezer.



The master bedroom is an excellent-sized double room, featuring a range of built-in wardrobes and a window to the front. 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 front 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. Located on the edge of a ten hectare development of houses and flats linked by a series of walkways and green spaces including Diglis park which is adjacent to the Severn Way, a scenic pathway tracing the majestic River Severn.

Services

Mains gas, electricity, water and drainage.

Service charge - £1,672.18

113 years remaining on lease.

Council tax band - D

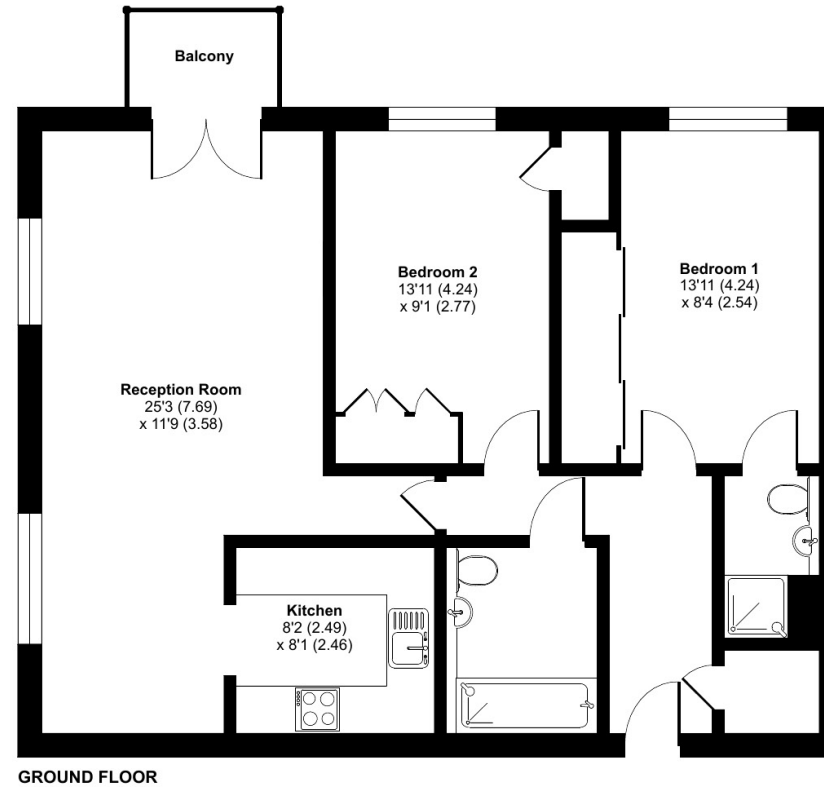




Basin Road, Worcester, WR5

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 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). © nchecon 2023. Produced for Andrew Grant. REF: 1047366

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