



**Apartment 13, Chamberlain House**  
Worcester, WR1 2GB

**Andrew Grant**

# Apartment 13

Chamberlain House, Armstrong Drive, WR1 2GB

**1 Bedroom 1 Bathroom 1 Reception Room**

A modern apartment situated alongside the canal in the exceptionally popular Diglis area, offering contemporary living in a sought-after location.

- Well-presented apartment
- Fantastic canal side location
- Open plan kitchen living room
- Integrated appliances
- Double bedroom with built-in wardrobe
- Modern shower room
- Designated underground parking space
- 114 years remaining on the lease
- £1,292.78 annual service charge
- £150.00 annual ground rent

**Guide Price £175,000**

540 sq ft (50.2 sq m)





## The entrance

The main building can be reached through a secluded courtyard, accessible via a communal entrance equipped with a video intercom system, which adds both convenience and peace of mind.

As you step inside the apartment, you are welcomed by a hallway, offering plenty of storage cupboard space. From here, doors lead off to the accommodation.



## The open plan kitchen living room

The kitchen features a chic selection of wall and base units featuring a striking combination of high gloss and veneer finishes. The worktops harmonise with the splashbacks and upper cupboards. There is a one and a half bowl sink with a mixer tap set within the worktops.



This modern kitchen is equipped with integrated appliances including an oven, hob, washing machine, dishwasher, microwave and fridge freezer. Tiled flooring and recessed ceiling spotlights add to the contemporary ambiance.



Next to the kitchen, the living dining area is a wonderfully spacious room bathed in natural light pouring in through a large window. This area is carpeted for comfort and recessed ceiling spotlights enhance its brightness, creating an inviting atmosphere.



## The bedroom

The generously sized bedroom features a built-in wardrobe with sliding doors, offering shelving and plenty of hanging space.



## The shower room

This stylish shower room is fully tiled and well-appointed with a floating WC, washbasin and a spacious walk-in shower cubicle featuring a rainfall shower head. Adding to the modern aesthetic, there is a sleek chrome towel radiator and recessed ceiling spotlights, completing the ensemble.





## The parking

The apartment enhances its appeal by the added convenience of a designated underground parking space, ensuring hassle-free parking for residents.



## Location

Once Worcester's industrial heartland, Diglis has transformed into a beautiful and fashionable place to live, adjacent to The Worcester and Birmingham Canal and a stone's throw from the River Severn. Perfect for those who do not drive or just want to leave the car at home, the cathedral located on the edge of the city is less than half a mile away. Worcester City Centre also offers a diverse range of high-street shops, restaurants and inviting pubs.

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

## Agent's Notes

Years Remaining on Lease: 114  
Annual Service Charge: £1,292.78  
Annual Ground Rent: £150.00

## Services

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

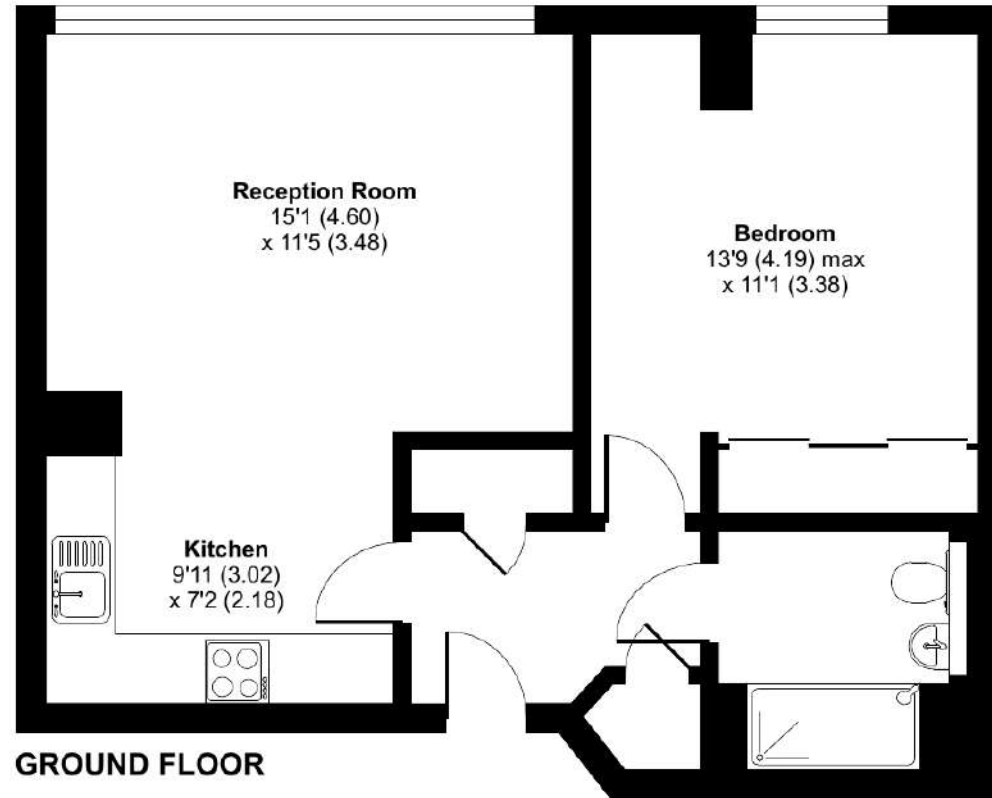
## Council Tax

The Council Tax banding for this property is **Band B**

# Chamberlain House, Armstrong Drive, Worcester, WR1

Approximate Area = 540 sq ft / 50.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 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). © nichecom 2024. Produced for Andrew Grant. REF: 1109980



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