



Apartment 6, Millwright House

Basin Road, Worcester WR5 3GR

Andrew Grant



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

Leasehold / 827 sq. ft.

KEY FEATURES:

- Prime city centre setting
- Balcony with canal views
- Two double bedrooms
- Master bedroom with ensuite
- Expansive living room
- Allocated parking
- 113 years remaining on the lease
- Service charge £1900 per annum
- Ground rent £200 per annum

An exceptional apartment, ideally positioned in the sought-after Diglis Development in Worcester. This prime location places it on the banks of the River Severn, offering the added charm of a south-facing balcony.

This chic apartment, with tasteful décor, presents a bright and airy living/dining room, a modern kitchen, a contemporary bathroom and two generously sized double bedrooms. One of these bedrooms boasts the added luxury of an ensuite shower room.

Outside, the property includes the convenience of an allocated parking space within a secure parking block.



Situation

This outstanding apartment offers breathtaking riverside views and is situated within the highly coveted purpose-built development at Diglis, just 1.5 miles south of Worcester City Centre. The city centre itself boasts a diverse array of high-street shops, delightful restaurants and inviting pubs.

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

Moreover, convenient transportation options are readily available, with the Worcester Foregate Street Railway Station in proximity. Effortless access to the M5 motorway is facilitated through Junctions 6 and 7, enhancing the connectivity of this prime location.

Description

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

Inside the apartment, a warm and spacious hallway awaits, complete with a storage cupboard and doors leading to various rooms.

At the end of the hallway, a generously sized living/dining room awaits, boasting windows to the side and French doors that open onto the south-facing balcony. The balcony, strategically positioned to capture the afternoon and evening sun, offers delightful views including the scenic 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, ideal for entertaining. The kitchen features a contemporary design with stylish wall and base units, complemented by work surfaces incorporating a stainless steel one-and-a-half bowl sink with a drainer and mixer tap. Integrated appliances include an oven, hob, extractor hood, dishwasher, washer/dryer and a fridge freezer.







The master bedroom is an excellent-sized double room, complete with a bank of built-in wardrobes and a window to the front. This delightful bedroom includes its own ensuite shower room, featuring a low-level WC, washbasin and a shower cubicle. Tasteful tiling adorns the splashbacks and recessed spotlights illuminate the room. A chrome towel radiator completes the ensemble.



Bedroom two is another well-proportioned double room, benefiting from a window to the front and a fitted wardrobe.

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



Outside

Situated on the edge of a ten-hectare development of houses and flats linked by a series of walkways and green spaces, including Diglis Park adjacent to the Severn Way, a scenic pathway meanders alongside the majestic River Severn providing delightful walks.

The allocated parking space for this apartment is conveniently located within the secure parking block.

Services

Mains gas, electricity, water and drainage.

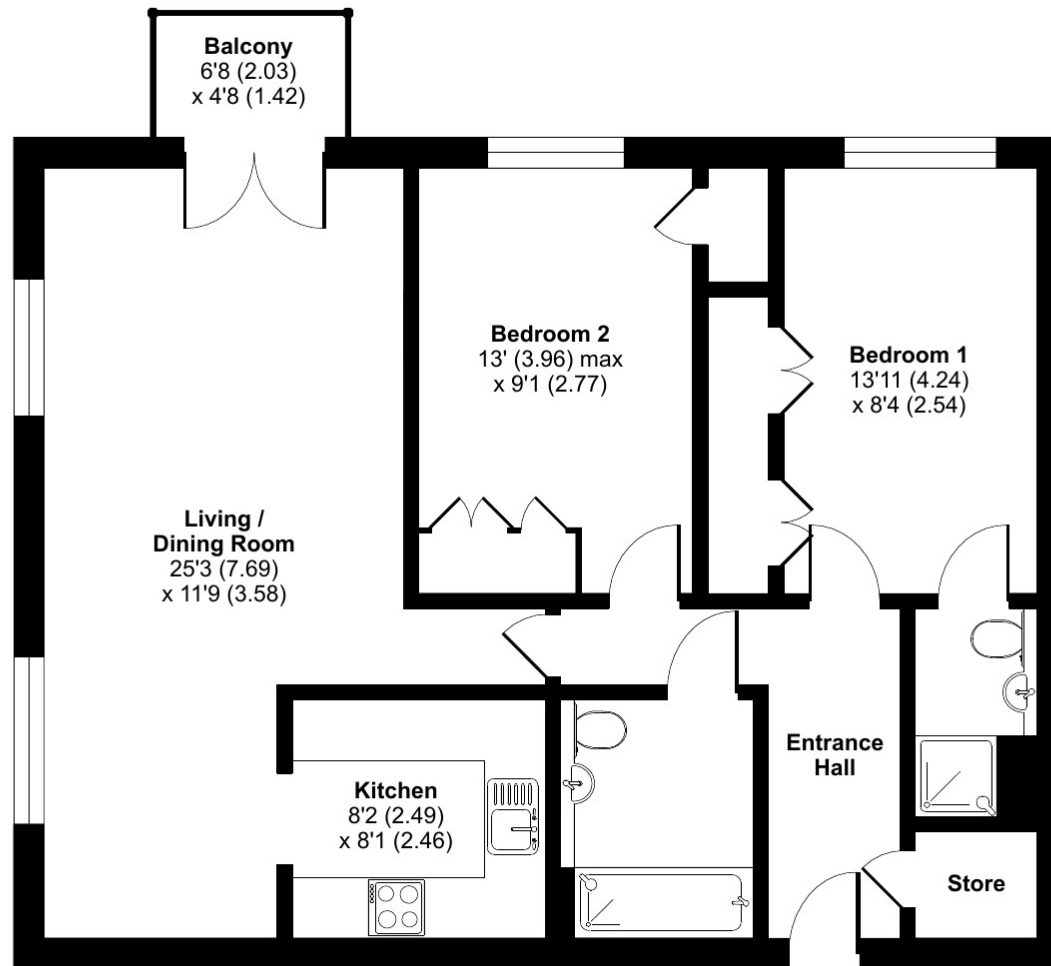
Council tax band - D.



Millwright House, Basin Road, Worcester, WR5

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1068135



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



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

