



## 8 The Wharf

Diglis Road, Worcester WR5 3FN

Andrew Grant



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**2 Bedrooms    2 Bathrooms    1 Reception Room**

Stylish first floor canalside apartment with marina outlook, two double bedrooms, en suite, modern open plan living and Juliet balconies, moments from Worcester city amenities and riverside walks.

- Smart two bedroom first floor apartment with en suite and family bathroom.
- Open plan kitchen, dining and living space with Juliet balconies and canalside outlook.
- No garden to maintain with canalside walks on the doorstep.
- Allocated parking within the courtyard for one vehicle.
- Sought after Diglis setting close to the city centre and riverside.

Set within the desirable Diglis waterside quarter, this first floor apartment delivers light filled living with a captivating outlook across the marina. A generous open plan layout brings together a modern kitchen, dining and living area, framed by two sets of Juliet balconies for an attractive indoor outdoor feel. The well planned hallway introduces two double bedrooms, the main benefiting from an en suite, while the second is served by a stylish bathroom. Both bedrooms include fitted wardrobes, providing excellent storage. A further cupboard in the hallway keeps everyday items neatly stowed. Allocated parking for one vehicle within the courtyard is also available. With its measured proportions, contemporary finish and canalside position a short walk from Worcester city amenities, this apartment presents a compelling lifestyle opportunity.

**780 sq ft (72.4 sq m)**







## The kitchen and dining area

A contemporary kitchen wraps around the room to provide generous work surfaces and integrated storage, arranged for efficient cooking and entertaining. Natural light from dual-aspect windows adds a pleasant sense of space while the dining area sits comfortably between the kitchen and living area, perfect for everyday meals or relaxed gatherings. The configuration encourages conversation while preparing food and keeps the table close at hand.







## The living area

The living space enjoys a striking outlook across Diglis Basin through a glazed door with a Juliet balcony, creating an uplifting focal point. There is ample room for sofas and media, with an additional work area fitting neatly without compromising comfort. The open plan connection to the kitchen and dining space encourages sociable living while maintaining defined area for relaxing and eating.

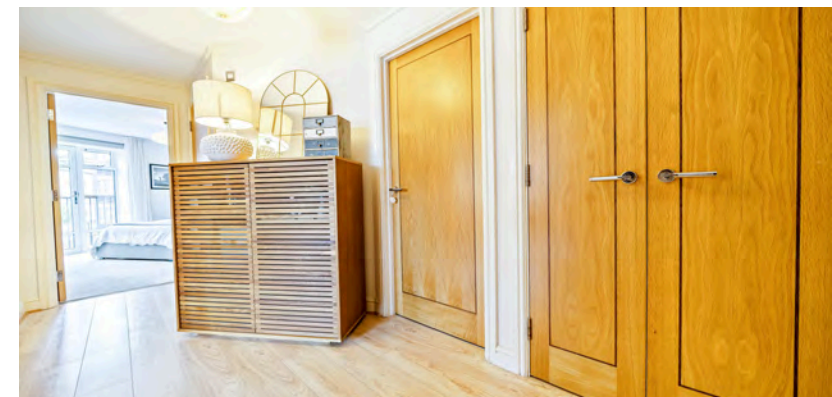






## The entrance hallway

The secure communal entrance leads to a welcoming hallway that sets a calm tone. There is space for coats and footwear along with a useful storage cupboard to keep daily essentials organised. The layout promotes easy everyday living with clear sightlines and convenient access to each room.







## The primary bedroom

The primary bedroom is a generous double with fitted wardrobes for streamlined storage. Double glazed windows with a Juliet balcony frame views over the marina, lending the room an appealing sense of openness. A stylish en suite shower room with WC, wash basin and shower sits just off the bedroom, offering welcome privacy for morning routines and night time ease. The combination of space, storage and outlook creates a restful retreat that feels connected to the canalside.









## The second bedroom

The second bedroom is another well sized double that comfortably accommodates sleeping and study needs. A wide run of mirrored wardrobes provides excellent built in storage and enhances the sense of space. A window brings in natural light and offers a pleasant aspect. This flexible room suits guests, a growing family or an inspiring home office, supported by the apartment's thoughtful layout.







## The bathroom

The main bathroom features a white suite with a bath and shower over, complemented by tiled surrounds for a clean, enduring finish. A fitted vanity cabinet and heated towel rail add everyday convenience, while good lighting ensures a bright and practical environment. Positioned off the hallway, it is perfectly placed to serve the second bedroom and visitors.





## The parking

The property benefits from one allocated parking space, conveniently located within the residents' private car park. The parking area is well maintained with clearly marked bays and easy access to the apartment building.









## Location

Worcester is a vibrant cathedral city situated on the banks of the River Severn, combining rich history with modern convenience. The city centre offers an excellent range of amenities, including high street and independent shops, restaurants, cafés, and leisure facilities, alongside cultural attractions such as Worcester Cathedral, The Hive library, and the Swan Theatre.

For families, Worcester is particularly appealing, with a wide choice of well-regarded schools in both the state and independent sectors, including The King's School, RGS Worcester, and a number of popular primary and secondary schools rated highly by Ofsted. The University of Worcester also adds to the city's lively and welcoming atmosphere.

Green spaces are plentiful, with Gheluvelt Park, Cripplegate Park, and the riverside providing opportunities for walking, cycling, and outdoor activities. The nearby Malvern Hills, an Area of Outstanding Natural Beauty, are only a short drive away, offering breathtaking scenery and extensive walking trails.

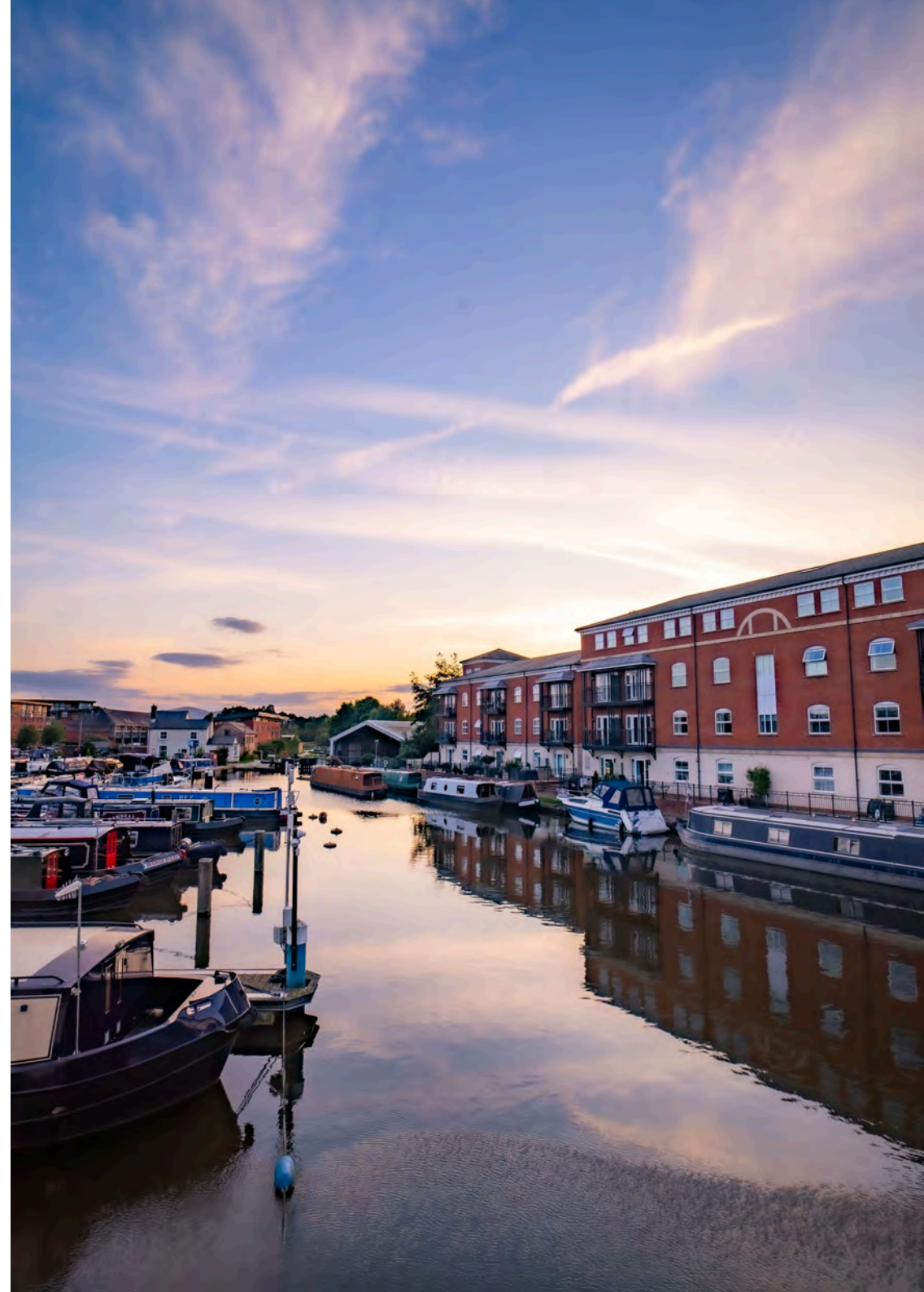
Transport links are excellent: Worcester is served by three railway stations—Worcester Foregate Street, Shrub Hill, and the newer Worcestershire Parkway—which provide direct services to Birmingham, Cheltenham, Oxford, Bristol, and London Paddington. The M5 motorway is easily accessible, connecting to the wider Midlands and beyond, while Birmingham International Airport is within an hour's drive.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band C.





# Diglis Road, Worcester, WR5

Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



FIRST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 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 2nd Edition,



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