



**Apartment 16, Rushton Court**  
**Worcester, WR1 2PG**

**Andrew Grant**

# Apartment 16, Rushton Court

Worcester, WR1 2PG

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

**Leasehold / 746 sq. ft.**

**An extremely stylish and beautifully maintained apartment located in a prime Worcester City spot alongside the canal.**

## KEY FEATURES

- Astonishingly stylish apartment
- Delightful setting alongside the canal
- Spacious living room with balcony
- Contemporary styled kitchen
- Master with en-suite bathroom
- Allocated parking space

## Location

Ideally situated between Diglis and the city centre, this property adjoins the canal, offering a picturesque setting. Positioned on the top floor (third), residents are treated to a stunning view of the Cathedral from the communal landing.

Once Worcester's industrial hub, Diglis has evolved into a charming and sought-after residential area, nestled beside the Worcester and Birmingham Canal and within proximity to the River Severn. Its central location is perfect for non-drivers or those who prefer to leave the car behind, with the cathedral situated on the city's outskirts, less than half a mile away. Furthermore, Foregate Street Railway Station, located on the opposite side of the city, is less than a mile's stroll from the property.

Convenient transportation options are readily available, with hassle-free access to the M5 motorway, thanks to Junctions 6 & 7.





## Description

Upon entering the apartment, you are welcomed by a hallway equipped with a video intercom for added security. A practical cloaks cupboard, complete with a hot water cylinder and plumbing for a washing machine, offers convenience. An extra storage cupboard complements the space, while doors lead off to the accommodation.

### Living Room/Kitchen

This dual-aspect, open-plan living area displays a neutral décor that extends throughout the apartment. The room is illuminated by two windows on the side, offering captivating views along the canal towards Diglis and a glimpse of the Malvern hills in the distance.

The contemporary styled fitted kitchen features contrasting wall and base units with under cupboard lighting. Ample worktop space accommodates culinary endeavours, complemented by integrated appliances including an oven, hob, extractor, dishwasher and fridge freezer for modern convenience. Tiled flooring and recessed ceiling spotlights further enhance the contemporary feel of the room.



### Master Bedroom

This spacious double room features a rear-facing window overlooking the tranquil canal, along with a convenient built-in wardrobe for ample storage space.

### Ensuite Bathroom

The well-appointed en-suite includes a low-level WC, washbasin, panelled bath and separate walk-in shower cubicle. Modern touches such as a chrome heated towel rail and elegant tiling adorn both the walls and flooring.

### Bedroom Two

This generously sized double bedroom boasts a rear-facing window with picturesque canal views and a built-in wardrobe for convenient storage.

### Shower Room

Completing the accommodation is a modern shower room, featuring a low-level WC, washbasin and spacious walk-in shower cubicle.



**Outside**

The main building is accessed via a semi-proletarianized block-paved walkway, winding past a mix of modern and historic buildings. Delightful views of the canal enhance the walkway.

Featuring a secure entrance, granting access to well-maintained communal areas that exceed the standard seen in many buildings across Worcester. Large windows flood the space with abundant natural light, enhancing the ambiance. Additional amenities include a video intercom system and a lift.

**Parking**

Allocated parking space included.



Services  
Mains electricity, water and drainage.

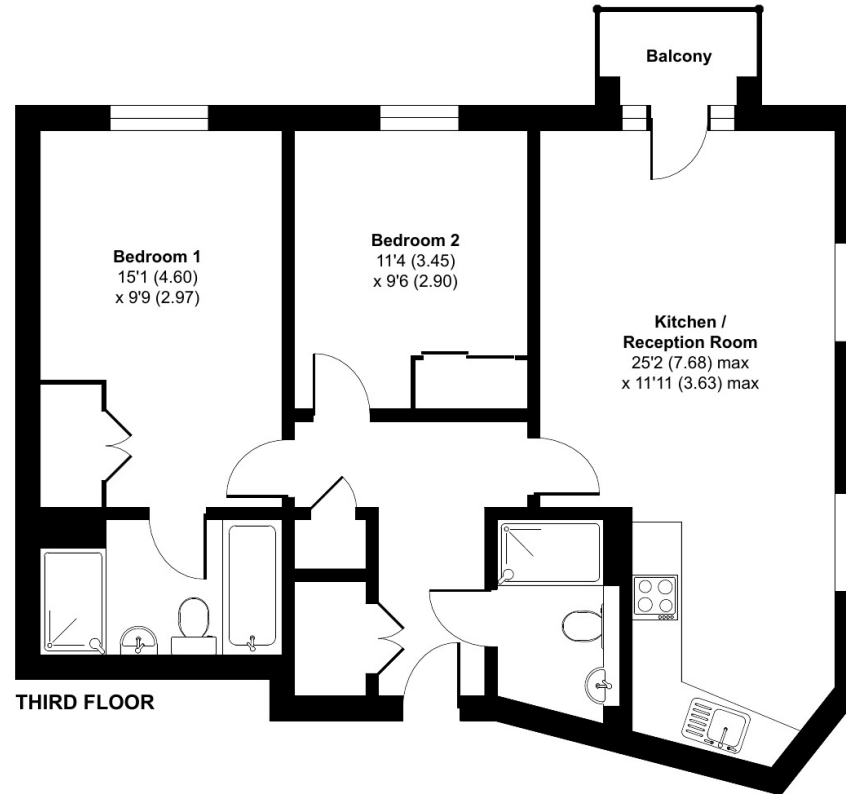
109 years remaining on lease  
£1486 annual service charge  
£200 annual ground rent

Council tax band - C.



## Princes Drive, Worcester, WR1

Approximate Area = 746 sq ft / 69.3 sq m  
For identification only - Not to scale



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		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1090821



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