



Allan Morris
estate agents

**Woodhouse Close, Diglis,
Worcester.**

**Apartment 2, Riverbank Court, 23
Woodhouse Close, Diglis, Worcester.
WR5 3FU**

Features

- 2 Bedrooms + 2 Bathrooms
- Spacious living
- Contemporary Kitchen
- Open-plan Living/Dining Area
- Modern finish throughout
- Secure allocated parking

A very well presented and most deceptively spacious ground floor Apartment, situated within this popular waterside development. The property benefits from secure allocated parking space, as well as close proximity to Worcester City centre.

Accommodation briefly comprises: Entrance Hall, Living Room/Kitchen, Master Bedroom with En-Suite, further Bedroom and Bathroom.

Outside: The property benefits from one secure allocated parking space. Further visitor parking is available on a first come first serve basis.

LOCATION:

The property is located within the Diglis area, with glorious riverside walks and extensive parks. Worcester City centre is also within easy reach as well as motorway links via Junction 7 of the M5 Motorway.





Directions:

From Bath Road proceed down Diglis Road before taking the 1st right onto Diglis Dock Road. Continue along and cross over the roundabout before taking the 1st left at the next roundabout onto Woodhouse Close, where Riverbank Court can be found immediately in front of you.

WAM 7121

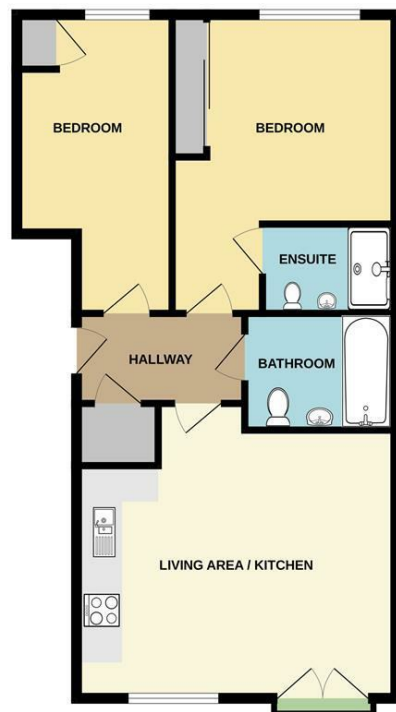
Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan Measurements:

LIVING ROOM / KITCHEN:
17'4" maximum x 16'1"

BEDROOM 1:
16'2" maximum x 11'3" maximum

EN-SUITE SHOWER ROOM:
7'3" x 4'10"

BEDROOM 2:
16'2" x 8'5"

BATHROOM:
7'3" x 6'4"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ