



**Allan Morris**  
estate agents

**Portland Street, Diglis,  
Worcester.**

## 48 Albion Mill, Portland Street, Diglis, Worcester. WR1 2NY

### Features

- High specification finish
- Glorious views of the Malvern Hills and City
- Large Outside terrace
- Allocated parking space
- Diglis location
- Sunny aspect

A rare chance to acquire this spacious and very well appointed one bedroom Apartment, benefiting from spectacular views across the Worcester City skyline and towards the Malvern Hills in the distance.

Accommodation briefly comprises: Entrance Hall with useful utility cupboard and further storage cupboard, large open-plan Kitchen/Living/Dining Area with access out onto terrace and benefiting from wonderful views, Bedroom and Bathroom.

Outside: The property benefits from a generous terrace offering fantastic views across the Worcester City skyline and the Malvern Hills beyond, as well as a southerly aspect. The Apartment also benefits from allocated parking.

### LOCATION:

The property is located in the heart of the ever popular Diglis development, offering a convenient location, alongside local amenities, riverside walks and easy access to the Railway Station and M5 motorway.





### Directions:

From Sidbury proceed out along the A38 Bath Road and turn right into Diglis Road. Turn immediately right into Mill Street, continue along and take the 1st into Portland Street. Take the next left into the Albion Mill carpark, as indicated by our For Sale board, where the communal door for number 48 will be right in front of you.

WAM 7257



### Useful Information:

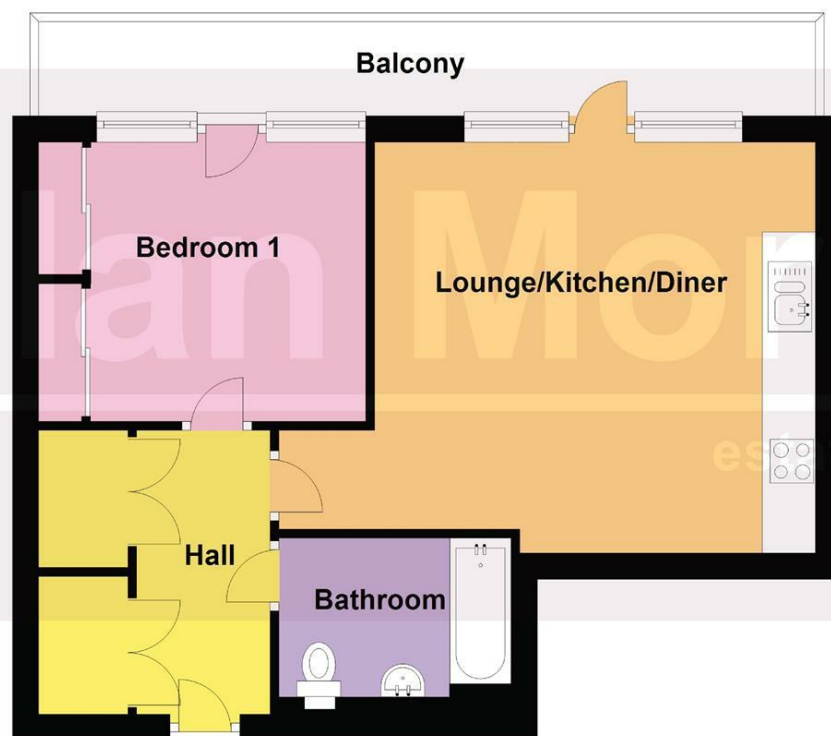
Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

## Fifth Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



Total area: approx. 51.8 sq. metres (557.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

### Floorplan Measurements:

LIVING ROOM / DINING ROOM / KITCHEN:  
20'0" maximum 16'8" minimum x 15'4"

BEDROOM:  
12'4" x 10'6"

BATHROOM:  
8'9" x 6'5"

### 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

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk