



**Allan Morris**  
estate agents

**Armstrong Drive, Diglis,  
Worcester.**

**Apartment 35, Harry Davis Court,  
Armstrong Drive, Diglis, Worcester.  
WR1 2AA**

**Features**

- 2 Bedrooms
- 2 En-Suites
- Open-plan living
- 1 Parking space
- Diglis location
- Luxury Harry Davis Court

A very well presented 1st floor Apartment set within the luxury Harry Davis Court development of Diglis, with allocated undercroft parking, two Bathrooms and within easy walking distance to Worcester City centre.

Accommodation briefly comprises: Entrance Hall, open-plan Sitting Room/Kitchen/Diner, Bedroom with En-Suite Bathroom, further Bedroom and Shower Room.

Outside: The property benefits from one undercroft allocated parking space.

**LOCATION:**

The property is situated within the heart of the Diglis development, offering easy access to riverside walks, Worcester City centre, local amenities and within easy reach of major transport links.

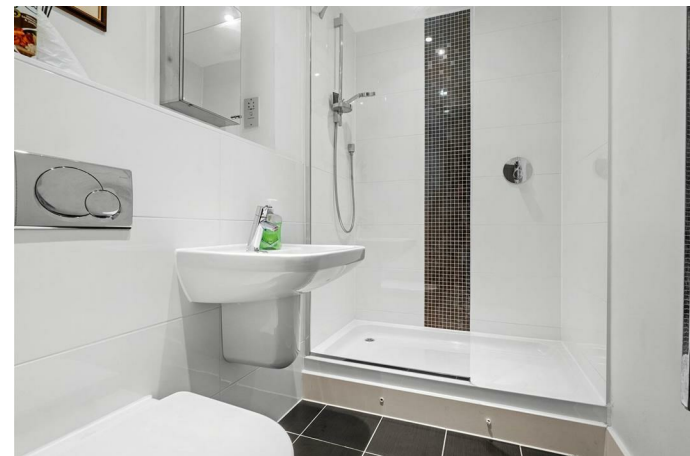
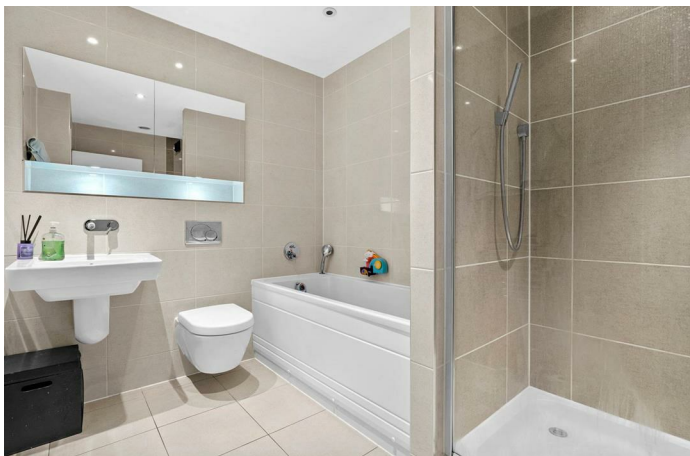




### Directions:

From Sidbury, proceed along the Bath Road, turning right at the former Albion Public House into Mill Street and 1st left into Portland Street. Continue to the end of Portland Street and onto Portland Walk, where Harry Davis Court is the last building on the left hand side. Alternatively follow the round around, where Harry Davis Court can be found on the right hand side.

WAM 7264



### Useful Information:

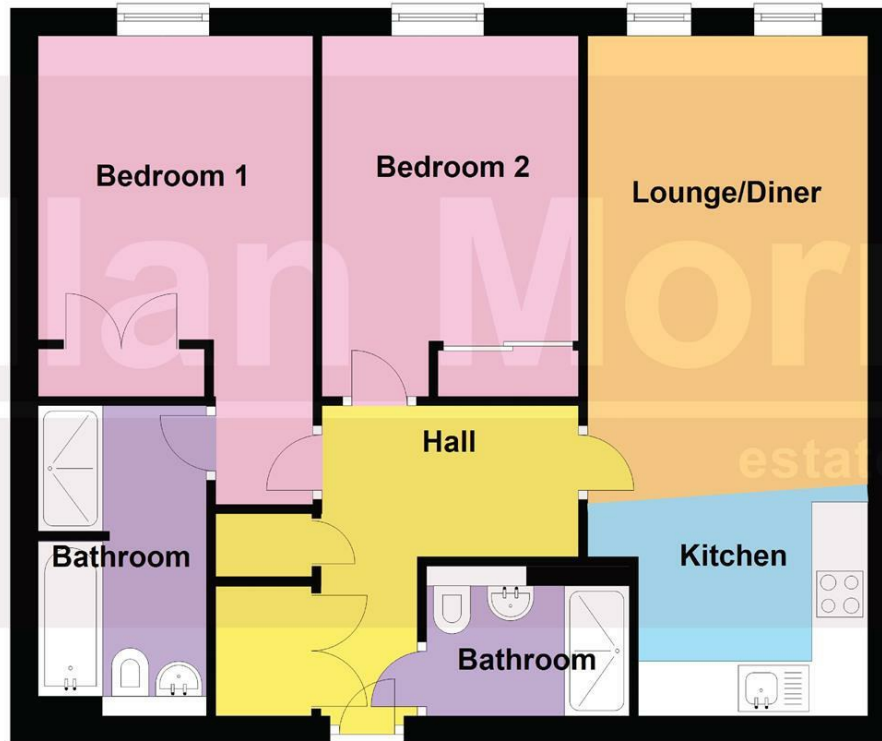
Tenure: Leasehold

EPC Rating:

Council Tax Band: C

## First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 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:  
16'7" x 7'3"

KITCHEN AREA:  
10'6" x 7'3"

BEDROOM 1:  
16'7" max 10'8" min x 9'8" max

BEDROOM 2:  
12'7" x 9'1"

BATHROOM:  
7'0" x 5'3"

EN-SUITE:  
10'3" x 6'8"

UTILITY CUPBOARD:  
4'11" x 2'11"

### 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