



**Allan Morris**  
estate agents

**The Wharf, Diglis Road,  
Worcester**

## Apartment 1, The Wharf, Diglis Road, Worcester. WR5 3FN

### Features

- **\*INVESTORS ONLY\*** £950 PCM RENTAL
- Beautiful views over Diglis Marina
- 2 double Bedrooms
- 2 Bathrooms
- Allocated parking
- Open plan Living area
- Excellent City centre location

**\*INVESTORS ONLY\*** A well appointed and waterside two bedroom ground floor apartment benefiting from an allocated parking space in the popular Diglis area of Worcester.

Accommodation briefly comprising: Entrance Hall, useful Storage cupboard, open plan Kitchen and Living Area with views over the Marina, Bedroom 1 with En-Suite Shower Room, further Bedroom and a Bathroom.

Outside: The property benefits from wonderful views over Diglis Dock Marina and an allocated parking space.

### LOCATION:

Situated overlooking the Diglis Marina, the Apartment offers easy access to local transport links, amenities and within walking distance of Worcester City centre.





### Directions:

From the Allan Morris office in Sidbury, proceed for a short distance along the A38 Bath Road and turn right into Diglis Road. Continue along, where the entrance to the carpark for 1 The Wharf can be found on the right hand side, as indicated by our For Sale board, just before The Anchor Public House.

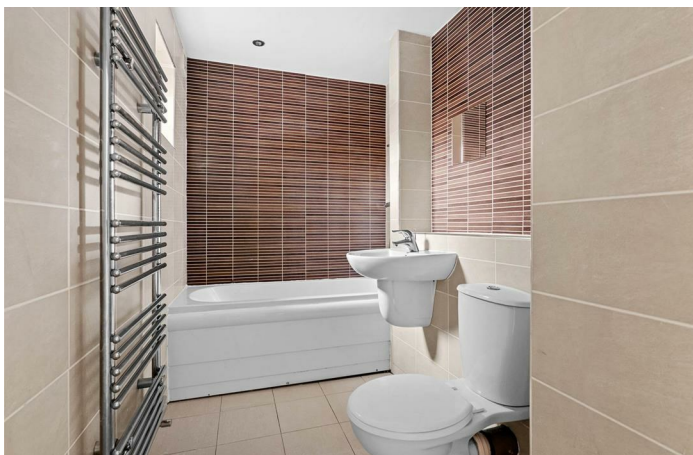
WAM 7153

### Useful Information:

Tenure: Leasehold

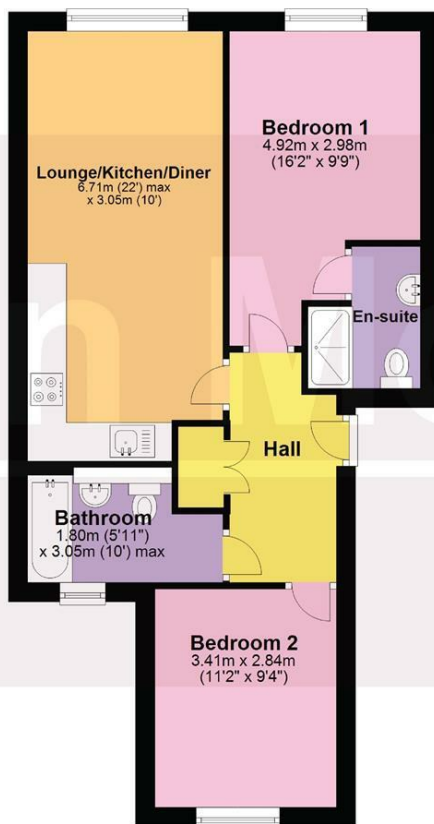
EPC rating: C

Council Tax Band: C



### Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Total area: approx. 58.8 sq. metres (633.0 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:  
12'4" x 10'0"

KITCHEN:  
10'6" x 10'0"

BEDROOM 1:  
16'2" x 9'9"

BEDROOM 2:  
11'2" x 9'4"

### 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:

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