



Allan Morris
estate agents

**Armstrong Drive, Diglis,
Worcester.**

Apartment 15, Waters Reach, Armstrong Drive, Diglis, Worcester. WR1 2GH

Features

- Beautifully refurbished
- Open-Plan Living
- Lift Accessible
- Villeroy & Boch sanitary ware
- Balcony overlooking Diglis basin
- Secure underground parking space

An immaculately presented, refurbished two bedroom second floor Apartment, situated in the sought after Diglis area of Worcester, offering well planned and good size accommodation, with a balcony and views over Diglis Basin.

Accommodation comprising: Entrance Hall with storage cupboard offering space for washing machine, Sitting Room/Dining/Kitchen area with Corian worktops, glass contemporary splashbacks and integral appliances, Master Bedroom with views overlooking Diglis basin, En-Suite Bathroom fitted with Villeroy & Boch sanitary ware, double shower, mirror cabinet and shelving, further Bedroom with views over Diglis basin and a Shower Room also fitted with Villeroy & Boch sanitary ware.

Outside: The Apartment benefits from a secure underground parking space and balcony overlooking Diglis Basin. Use of communal garden on the riverside.

LOCATION:

The Apartment is within easy reach of Worcester City and all its amenities, together with local riverside walks and cafes, together with ease of access to major transport links.

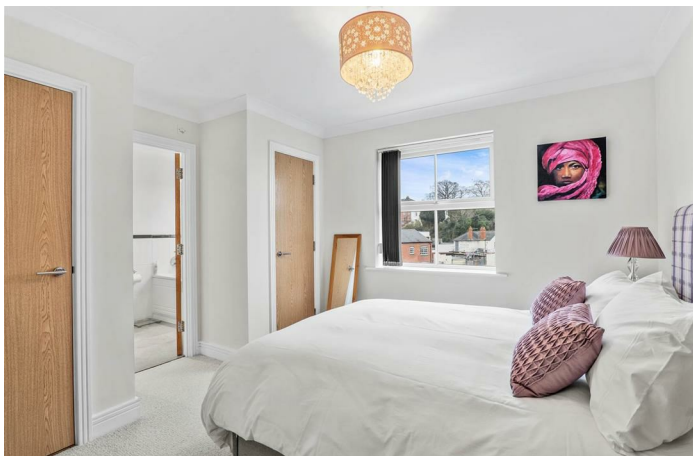




Directions:

From Allan Morris Worcester office, proceed along King Street, before going down Princes Drive. Continue along Princes Drive to where it becomes Portland Street. Bear left onto Armstrong Drive and after a short while Waters Reach can be found on the left hand side.

WAM 6935



Useful Information:

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C

Ground Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



Total area: approx. 66.4 sq. metres (714.2 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.

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.

Floorplan Measurements:

SITTING ROOM / DINING / KITCHEN AREA:
21'5" x 12'9" maximum 9'2" minimum

MASTER BEDROOM:
12'3" x 12'2"

EN-SUITE BATROOM:
10'8" x 5'7"

BEDROOM 2:
11'11" x 9'3"

SHOWER ROOM:
11'8" x 7'2"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ