



Allan Morris
estate agents

**Armstrong Drive, Diglis,
Worcester.**

Apartment 4, Harry Davis Court, Armstrong Drive, Diglis, Worcester. WR1 2AA

Features

- Modern ground floor Apartment
- 2 Double Bedrooms
- Open-plan Living Room and Kitchen
- Private balcony
- Secure allocated underground parking space
- NO ONWARD CHAIN

A well presented two bedroom ground floor Apartment, enjoying a pleasant outlook towards the River Severn, with private outside balcony space and secure underground parking, situated within easy proximity of Worcester City centre.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Kitchen, two Bedrooms and Bathroom.

Outside: Private balcony and underground allocated parking space.

LOCATION:

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





Directions:

From Sidbury, proceed along the Bath Road, turning right at the former Albion Public House into Mill Street and first 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.

WAM 7233

Useful Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C



Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 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.

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:

OPEN-PLAN LIVING ROOM / KITCHEN AREA:
21'8" x 12'4"

BEDROOM 1:
12'3" maximum 9'6" minimum x 10'2"

BEDROOM 2:
9'10" x 9'8"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ