



Allan Morris

estate agents

**Woodhouse Close, Diglis,
Worcester.**

**Apartment 14, Lockwheel House,
Woodhouse Close, Diglis, Worcester.
WR5 3FT**

Features

- Balcony
- Wonderful views
- 2 Double Bedrooms
- 3 Bathrooms
- Lift accessible
- **NO ONWARD CHAIN**

A very well presented riverside Apartment, offering beautiful balcony views over the Oil Basin, River Severn and the Malvern Hills and close proximity to Worcester City centre and amenities.

Accommodation briefly comprises: Entrance Hall, open-plan Living/Dining/Kitchen, Master Bedroom with En-Suite, further double Bedroom and Bathroom.

Outside: The property benefits from a secure allocated parking space and balcony views.

LOCATION:

The property is situated in the popular Diglis development, offering easy access to Worcester City centre and all amenities and offers pleasant riverside walks.





Directions:

Proceed from the City centre on the A38 Bath Road, turning right onto Diglis Road. Pass along the Basin and at the roundabout turn right onto Diglis Dock Road, going straight over three roundabouts, before the entrance to Lockwheel House can be found on the left hand side. The pedestrian entrance to the property is located to the rear.

WAM 7328



Useful Information:

Tenure: Leasehold

EPC rating: B

Council Tax Band: D

Third Floor

Approx. 76.7 sq. metres (826.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 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:

KITCHEN / LIVING / DINING AREA:
26'7" x 13'1"

BEDROOM 1:
14'3" x 8'9"

BEDROOM 2:
14'4" x 8'9"

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