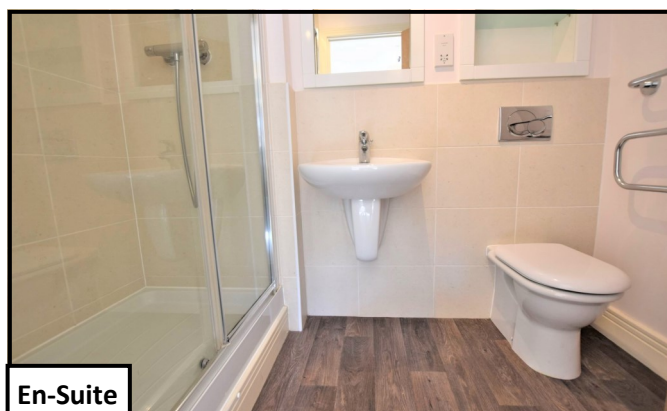


Offices throughout Worcestershire & Mayfair, London



En-Suite



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

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# Allan Morris

estate agents



General View

Albion Mill, Portland Street, Diglis, Worcester.

A fabulous opportunity to acquire a 1/2 bedroom ground floor Apartment enjoying its own private garden overlooking the canal and benefiting from allocated parking space.



PRICE: Offers over £ 200,000

NO ONWARD CHAIN

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**Apartment 12, Albion Mill, Portland Street, Diglis, Worcester. WR1 2NY**

**All measurements are approximate. Accommodation in more detail comprises:**

From **Communal Area** door provides access into:

**ENTRANCE HALL:** with ceiling light point and double opening doors to:

**UTILITY CUPBOARD:** with space and plumbing for washing machine, hot water tank, useful lighting and shelving.

**OPEN-PLAN KITCHEN / LIVING ROOM:** 21'0" maximum x 14'4" maximum 12'1" minimum (6.40m maximum x 4.37m maximum 3.68m minimum), initially into:

**Kitchen Area:** fitted with matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, integral appliances to include oven with hob over, space for fridge/freezer, recessed ceiling light points, extractor fan, under lighting.

**Living Room Area:** with ceiling light points, double glazed door providing access out to the terrace garden and double opening bi-fold doors to:

**DINING ROOM / OCCASIONAL BEDROOM:** 14'1" x 9'9" (4.29m x 2.97m), with ceiling light point, window to front aspect overlooking canal, full height windows to the side and double glazed door providing access to garden area.

**BEDROOM 1:** 11'7" maximum 9'3" minimum x 10'2" (3.53m maximum 2.82m minimum x 3.10m), with full height windows to front aspect, double glazed door providing access to garden, ceiling light point, double opening wardrobe, further useful cupboard space and door to:

**En-Suite Shower Room:** fitted with low level W.C., wall mounted wash hand basin with mixer tap over, fully tiled shower cubicle, ceiling light point, extractor fan, inset shelving with further lighting, inset cupboard with mirrored door, shaver point.

**BATHROOM:** fitted with low level W.C., wall mounted wash hand basin with mixer tap over, bath with shower over, part tiled walls, inset cupboard space with mirrored door, ceiling light point, shaver point, extractor fan, heated towel rail.

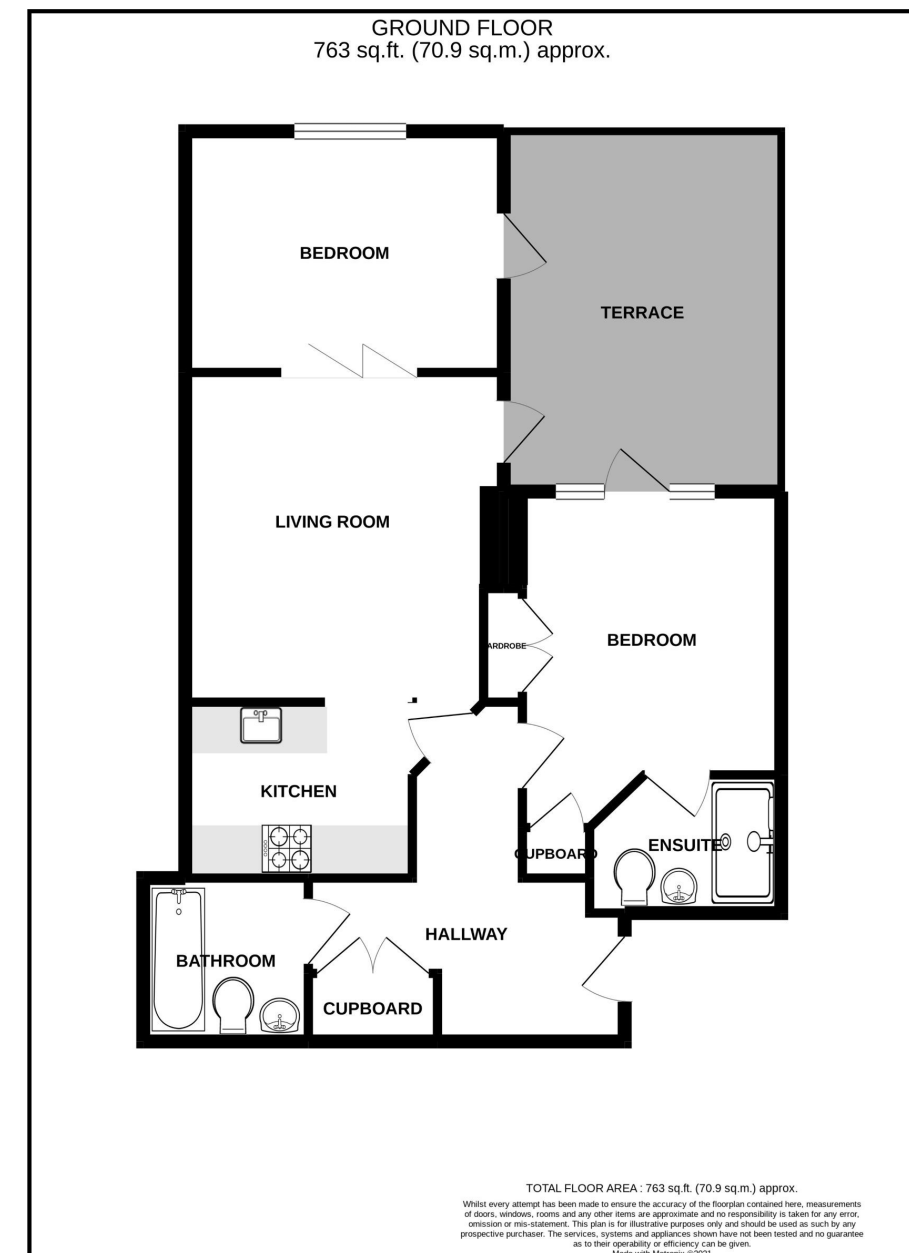
#### **OUTSIDE:**

A real benefit of the property is the private garden terrace, which is fully enclosed with a pleasant outlook over canal to the front.

The property benefits from private allocated parking space within the main carpark.

#### **AGENT'S NOTE:**

**The property benefits from underfloor heating throughout.**



#### **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. **TENURE:** We understand the property is offered for sale LEASEHOLD. **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.

**ROUTE TO THE PROPERTY:** From the Worcester office of Allan Morris, proceed along the A38 Bath Road and turn right into Diglis Road. Turn immediately left into Portland Street and then immediately left into the Albion Mill development.

WAM 6492

D4 - 19/09/2024