



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 30, Albion Mill, Portland Street, Diglis, Worcester. WR1 2NY

Offers Over £240,000

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NO ONWARD CHAIN An immaculately presented and characterful Duplex Apartment with exposed beams and brickwork, with parking and lift access, providing easy access to Worcester City Centre and glorious canal and riverside walks.

Accommodation briefly comprises: On the 3rd floor: Entrance Hall, Shower Room, open-plan Lounge/Kitchen/Diner and double Bedroom (currently used as a Sitting Room). On the 4th floor: Master Bedroom and En-Suite Bathroom.

Outside: The property benefits from an allocated parking space.

LOCATION:

The property is located in a fantastic location on the edge of Worcester City centre within easy reach of a wide range of shops, restaurants, bars and cafes as well as walks along the canal and river. It is also ideally placed for access to Junction 7 of the M5 motorway as well as the Worcestershire Park Railway and city centre Railway Stations. Albion Mill itself benefits from lift access.

Open-plan Lounge/Kitchen/Diner: - 5.08m x 4.44m (16'8" x 14'7")

Bedroom 1: - 4.42m x 3.58m (14'6" x 11'9")

Bedroom 2: - 4.44m x 2.9m (14'7" x 9'6")

Shower Room: - 2.24m x 1.52m (7'4" x 5'0")

Bathroom: - 2.46m x 2.46m (8'1" x 8'1")





Total area: approx. 88.8 sq. metres (955.6 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.



- Spacious Duplex Apartment
- Flexible living accommodation
- 2 Double Bedrooms
- 2 Bathrooms
- Allocated parking space
- Walking distance to city centre
- NO ONWARD CHAIN
- Council Tax Band: C

