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 **MAYFAIR**
OFFICE GROUP

Apartment 31, Medina House, Diglis Dock Road, Diglis, Worcester. WR5 3DD

£185,000

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An opportunity to acquire a two bedroom top floor Apartment, benefiting from a fantastic spacious wrap around balcony space with pleasant outlook providing an excellent entertaining space (only one of two apartments in the development with this advantage). The apartment is situated in the popular Diglis area, within walking distance of the city centre and glorious riverside walks.

It is felt the apartment would be an ideal purchase for investors, professionals or those looking to downsize.

Accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Lounge/Diner with integral appliances to include cooker, washer/dryer and fridge/freezer, Master Bedroom with En-Suite Shower Room and fitted wardrobe, further Bedroom with fitted wardrobe and Bathroom.

Outside: The property benefits from secure gated undercover allocated parking space, most spacious wrap-around balcony and use of communal roof terrace.

LOCATION:

The Apartment is located in the vibrant Diglis area close to riverside walks and benefiting from popular Public House, Gym, Cafe, as well as being within easy walking distance of Worcester City centre itself, offering a wide range of amenities.

Kitchen/Lounge/Diner: - 6.02m x 5.38m (19'9" max x 17'8" max)

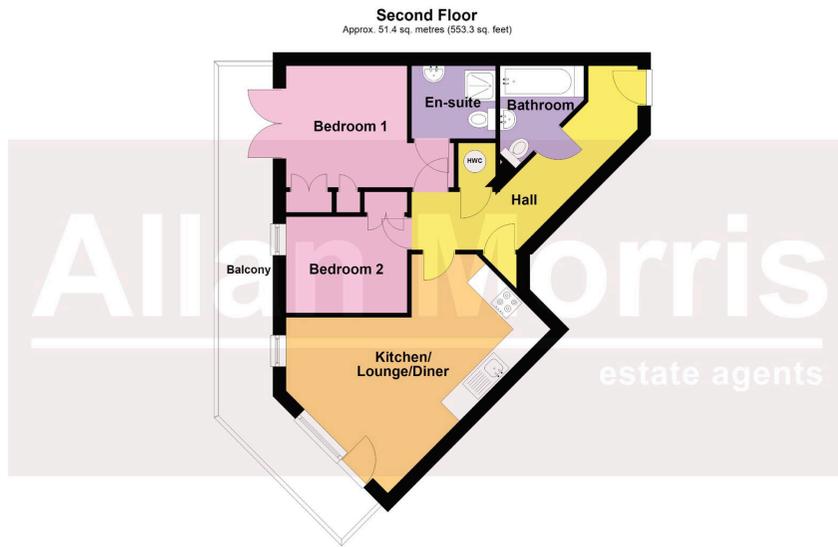
Bedroom 1: - 3.3m x 2.74m (10'10" x 9'0")

En-Suite: - 1.91m x 1.63m (6'3" x 5'4")

Bedroom 2: - 2.74m x 2.72m (9'0" x 8'11")

Bathroom: - 2.03m x 1.91m (6'8" x 6'3")





Total area: approx. 51.4 sq. metres (553.3 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.

- 2nd Floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Open-plan living accommodation
- Generous covered balcony area
- Secure allocated parking space
- Close proximity to city centre
- Ideal investment opportunity



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	