



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 15, Rushton Court, Princes Drive, Diglis, Worcester. WR1 2PG

Offers Over £200,000

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NO ONWARD CHAIN

A top floor two double bedroom Apartment, offering spacious and well presented accommodation, situated in this convenient central location, with views over the Birmingham and Worcester Canal. The location provides easy access to Worcester city centre, national road and rail networks.

Accommodation briefly comprises: Open-plan Lounge/Dining Room/Kitchen with balcony, two double Bedrooms (Main Bedroom having an En-Suite Bathroom), separate Shower Room, Utility Cupboard and Storage Cupboard.

In addition the property benefits from underfloor heating served by a gas boiler, UPVC double glazing, balcony and allocated car parking space.

Open-plan Kitchen/Dining/Lounge: - 6.6m x 3.53m (21'8" x 11'7")

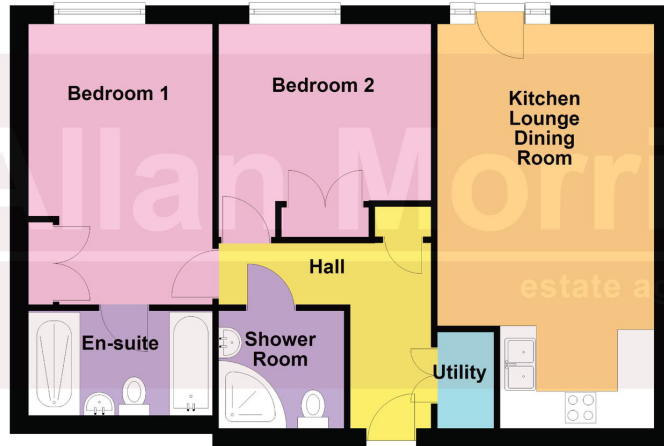
Bedroom 1: - 4.57m x 3m (15'0" x 9'10")

En-Suite Bathroom: - 2.92m x 1.7m (9'7" x 5'7")

Bedroom 2: - 3.45m x 3m (11'4" x 9'10")



Top Floor
Approx. 64.7 sq. metres (696.9 sq. feet)



Total area: approx. 64.7 sq. metres (696.9 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.

- Top floor 2 double Bedroom Apartment
- Main Bedroom En-Suite Bathroom
- Separate Shower Room
- Convenient city centre location
- Allocated car parking
- Views over Birmingham & Worcester Canal
- Underfloor central heating & UPVC double glazing
- Balcony
- NO ONWARD CHAIN
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	