



The logo for Arden Estate Agents features a green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

**arden**  
ESTATE AGENTS

It's who  
you move  
with.

# St. Peters Street, Diglis, Worcester WR1 2PJ

Offers Over £250,000

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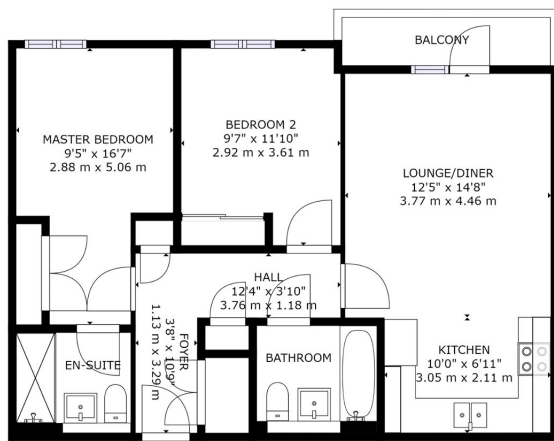


Discover the epitome of luxury living with this stylish and contemporary penthouse apartment situated in the heart of Worcester City centre. Boasting a stunning South facing balcony with breathtaking views of the Malvern Hills, this two bedroom and two bathroom apartment is the perfect choice for those seeking an exceptional living experience. No detail has been overlooked in the finishing of this apartment, with underfloor heating throughout, neutral decor, an intruder alarm, and high specification kitchen and bathrooms.

City living has never been easier with secure undercroft parking, while the apartment's prime location puts you just a stone's throw away from bars, restaurants and Worcester Foregate Street. Nestled in the popular Diglis area of Worcester, the apartment is in close proximity to playing fields, a gym, a hotel and pub, offering endless options for entertainment. The master bedroom benefits from an ensuite and the apartment has a separate main bathroom, both of which have been finished to a high standard, making it the perfect choice for those seeking luxury living.

With approximately 117 years left on the lease and an annual service charge of £1400 approximately, this penthouse apartment is an investment worth making. Don't miss out on the opportunity to experience stylish and contemporary living - book a viewing today.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 724 sq. ft. 67 m<sup>2</sup>  
 TOTAL: 724 sq. ft. 67 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



- Penthouse Apartment
- Two Bedrooms & Two Bathrooms
- Underfloor Heating
- Approx 117 Years Remaining on Lease
- Finished To A High Specification
- South Facing Balcony with Views
- Open Plan Living Space
- Secure Undercroft Parking
- Lift To All Floors
- Viewing Essential



**Energy performance certificate (EPC)**

Apartment 37 St. Polina Court 3, St. Pauls Street WORCESTER WR1 2JL	Energy rating <b>B</b>	Valid until: 20 June 2026 Certificate number: 2195-1050-7366-4416-6976
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Property type: Top-floor flat  
 Total floor area: 69 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

