



**Connells**

Austin Court Mill Street  
Worcester



### Property Description

Connells are proud to present this apartment to market, offering NO ONWARD CHAIN!

Within the apartment there is an open plan kitchen, living, dining room with down lighting in the kitchen and integrated appliances. There are two bedrooms both of which are doubles with built in wardrobes and large windows. The main bedroom benefits from an en-suite bathroom.

Situated in the popular residential area of Diglis in the historic City of Worcester. With close links to nearby areas of countryside with the Malvern Hills and Cotswolds.

#### Living / Dining

18' 8" x 15' ( 5.69m x 4.57m )

#### Master Bedroom

10' 10" x 10' ( 3.30m x 3.05m )

#### Bedroom 2

10' 10" x 9' 6" ( 3.30m x 2.90m )

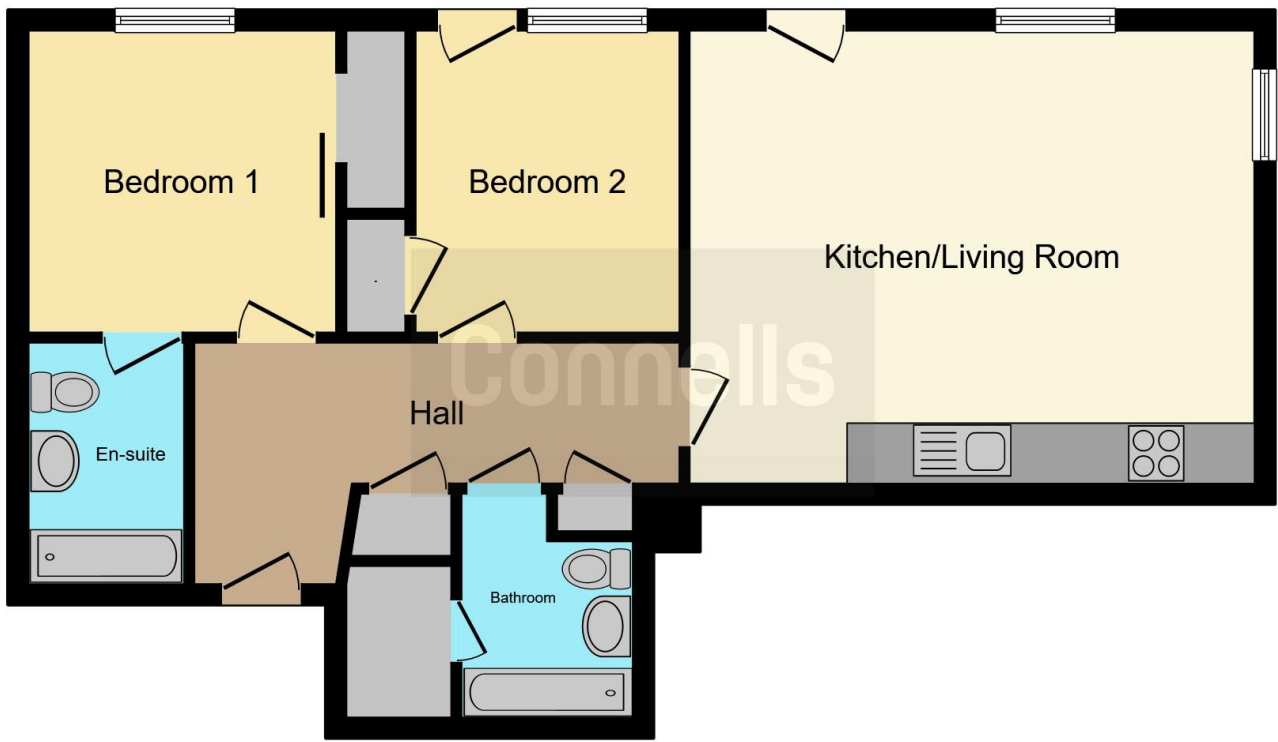
### Location

Diglis is centred around Diglis Basin where the River Severn, and the Worcester and Birmingham Canal meet. A long-boat marina features a floating café, plus waterfront pubs and restaurants. To the south, an industrial park rubs shoulders with the green space of Diglis Playing Fields. In the north, a quiet residential zone incorporates the Museum of Royal Worcester and its Victorian and Georgian ceramics.

Less than 10 minute walk to Worcester Foregate Street Station which has excellent rail links to Birmingham and the Black Country, and a new fast rail link to London.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR314862](http://connells.co.uk/Property/WOR314862)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR314862 - 0008