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estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 10, Biscuit Kiln House, Princes Drive, Diglis, Worcester. WR1 2PP

£225,000

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A modern top floor two bedroom Apartment, situated in the popular Diglis area of Worcester, within a short walk of the City centre and range of amenities on offer.

Accommodation briefly comprises: Entrance Hall with Utility Cupboard, open-plan Living Room/Kitchen with a range of fitted appliances and pleasant outlook over the canal to the front, two double Bedrooms and a Jack-and-Jill En-Suite Bathroom, benefiting from a bath and separate shower.

Outside: The property benefits from a covered private parking space.

LOCATION:

The Apartment is within easy walking distance to the City centre and all it's amenities, together with local canal and riverside walks and easy access to major transport links.

Lounge/Kitchen/Dining Room: - 4.72m x 4.19m (15'6" x 13'9")

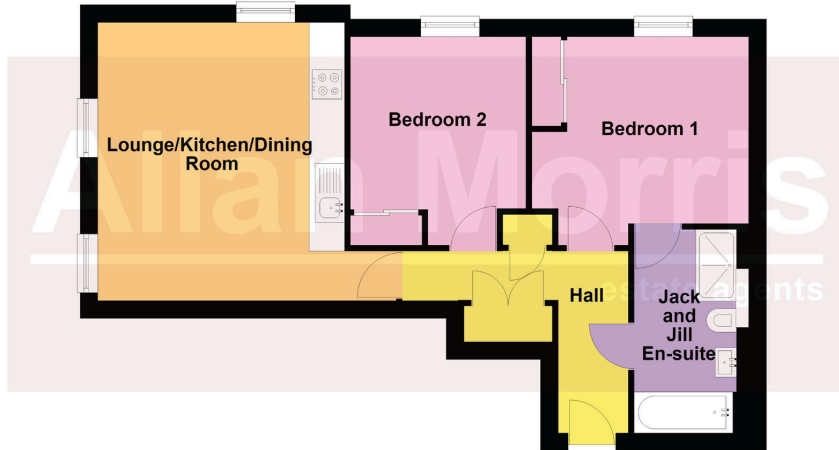
Bedroom 1: - 3.68m x 3.18m (12'1" x 10'5")

Bedroom 2: - 3.56m x 3m (11'8" x 9'10" maximum)

Jack-and-Jill En-Suite: - 3.45m x 1.96m (11'4" x 6'5")



Second Floor
Approx. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 59.2 sq. metres (637.6 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.

- Top floor Apartment
- 2 Bedrooms
- Covered parking space
- Council Tax Band: C
- Open-plan living accommodation
- Jack & Jill Bathroom
- Ideal for City Centre



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	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	