



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 22, Austin Court, 2 Mill Street, Diglis, Worcester. WR1 2BX

£235,000

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A modern and well presented two bedroom 2nd floor Apartment, situated in the popular Austin Court development, within a short walk of the city centre and with glorious waterside walks on the doorstep.

Accommodation briefly comprises: Entrance Hall, open-plan Lounge/Dining Room/Kitchen, Master Bedroom with En-Suite Shower Room, further double Bedroom and Bathroom.

Outside: The property benefits from secure undercover allocated parking space, accessed via electric gates. The property further benefits from use of communal gardens.

LOCATION:

The Apartment is within easy walking distance to the city centre, offering a wide range of shops, cafes, public houses and restaurants, as well as Theatre, Museums, County Cricket Ground and Worcester Racecourse. The city also boasts 2 Railway Stations, with mainline rail links to Birmingham and London.

Lounge/Kitchen/Dining Room: - 6.07m x 5.94m (19'11" x 19'6")

Bedroom 1: - 4.95m x 3.1m (16'3" x 10'2")

En-Suite Shower Room: - 2.29m x 1.7m (7'6" x 5'7")

Bedroom 2: - 3.63m x 2.87m (11'11" x 9'5")

Bathroom: - 2.08m x 1.98m (6'10" x 6'6")



First Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 73.2 sq. metres (788.2 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.

- Modern 2nd floor Apartment
- 2 Double Bedrooms
- 2 Bathrooms
- Open-plan living accommodation
- Secure parking space
- Communal garden
- Easy access to city centre
- NO ONWARD CHAIN
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	