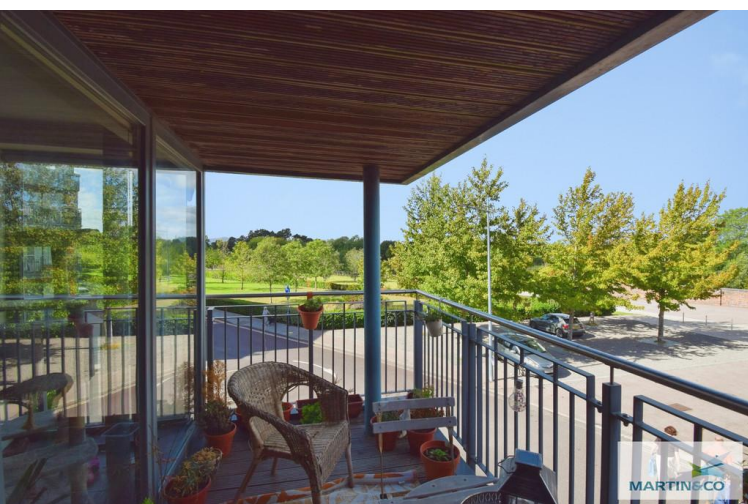


FOR SALE



20 Bevington Court, Crossley Road, Diglis, WR5 3GF

2 Bedrooms, 2 Bathroom, Apartment

£289,950

MARTIN&CO



- First floor apartment
- Secure Gated Parking
- Large Covered Balcony with Views
- Easy Access to City
- Two double bedrooms
- En suite & Bathroom
- PVC double glazing
- Gas-fired central heating
- Council Tax band C
- EPC Rating band B

*** NO ONWARD CHAIN ***

This first floor apartment is situated in the desirable Diglis area of the city, enjoying a riverside setting with lovely views from the good sized corner balcony and apartment, offering spacious accommodation of approximately 920sqft, comprising: a hall; open plan living room & fitted kitchen diner with two balconies; double bedroom with walk-in wardrobe & en suite shower room; 2nd double bedroom with wardrobe; and a bathroom.

In addition, the property benefits from an allocated parking space in the gated courtyard, PVC double glazing and gas-fired central heating.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



KEY FACTS

105 year lease with approx 105 years remaining
 Ground rent £249.41pa
 Service charge year to Dec 26 of £2,305.86
 Estate management charge £425.84pa
 Council Tax band C
 EPC Rating band B
 Video intercom system
 Parking space number 20B
 Gas-fired central heating
 PVC double glazing
 No lift
 No onward chain

INCLUSIONS

Floor coverings as fitted
 Blinds as fitted
 Built-in electric oven, gas hob & cookerhood
 Integrated washer dryer & dishwasher

FIRST FLOOR APARTMENT

HALL 3.27m x 1.64m & 2.94m x 1.20m (10'8" x 5'5" & 9'7" x 3'11")

OPEN PLAN LIVING ROOM & FITTED KITCHEN DINER

LIVING ROOM AREA 2.59m < 5.69m x 3.39m < 3.90m (8'6" < 18'8" x 11'1" < 12'9")

FITTED KITCHEN DINER AREA 3.36m < 5.18m x 3.77m (11'0" < 17'0" x 12'4")

CORNER BALCONY 3.32m x 1.72m (10'10" x 5'8")

SECOND BALCONY 2.45m x 1.13m (8'0" x 3'8")

BEDROOM ONE 5.39m x 2.68m (17'8" x 8'9")

WALK-IN WARDROBE 1.69m x 1.25m (5'7" x 4'1")

EN SUITE SHOWER ROOM 1.69m x 1.67m (5'7" x 5'6")

BEDROOM TWO 3.06m < 4.08m x 2.53m (10'0" < 13'4" x 8'3")

BATHROOM 2.19m x 1.66m (7'2" x 5'5")

OUTSIDE

SECURE GATED PARKING

Parking space number 20B



FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.