






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 5, Canal Court, Crossley Road, Diglis, Worcester. WR5 3GT

Guide Price £250,000

 2  2  1



**\*\* NO ONWARD CHAIN \*\***

A top floor two double bedroom Apartment, offering immaculately presented and spacious accommodation, with private covered balcony, secure allocated car parking space, situated within the popular and sought after residential area of Diglis, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, open-plan Lounge Dining Kitchen (with triple aspect and private covered balcony off), two double Bedrooms (Main Bedroom with an En-Suite Shower Room) and Bathroom.

Outside:

The Apartment benefits from secure gated allocated parking space and a covered private balcony. In addition there are guest parking spaces.

Leasehold: 130 years from 2006 (1st January)

Ground Rent - £ 250.00 (annually)

Service/maintenance Charge - £1702.00 (annually 2026)

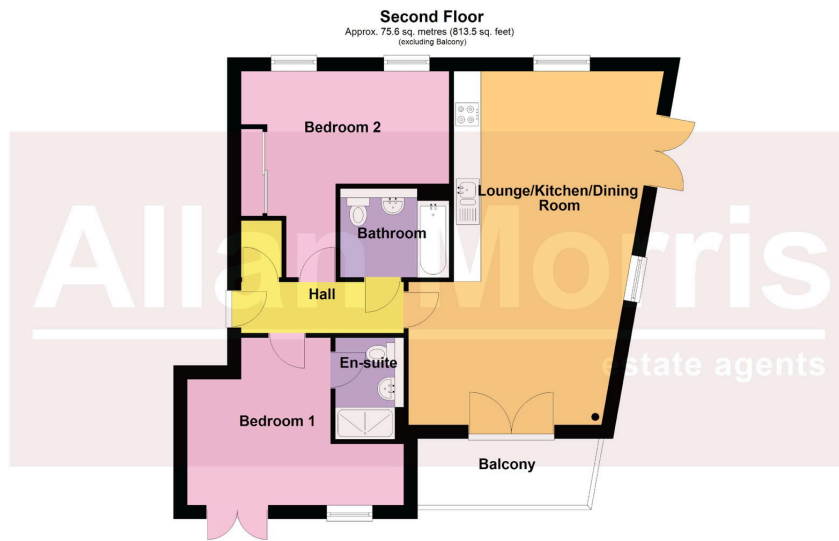
**Lounge/Kitchen/Dining Room** - 7.72m x 5.61m (25'3" x 18'4")

**Bedroom 1** - 3.66m x 4.73m (12'0" x 15'6")

**Bedroom 2** - 4.5m x 4.55m (14'9" x 14'11")

**Bathroom** - 1.94m x 2.38m (6'4" x 7'9")





Total area: approx. 75.6 sq. metres (813.5 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.

- NO ONWARD CHAIN
- Top floor Apartment
- Open-plan Lounge Dining Kitchen
- Gas central heating & double glazing
- Council Tax Band: C
- 2 Double Bedrooms
- Secure gated allocated parking space
- Covered private balcony
- Viewing highly recommended



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