



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 22, Aston Court, Basin Road, Diglis, Worcester. WR5 3FR

Offers Over £200,000

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A second floor two double bedroom Apartment, offering well proportioned and immaculately presented accommodation, situated within the popular and sought after residential area of Diglis. The location provides easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Reception Hall, open-plan Lounge, Dining and Kitchen, two double Bedrooms (Main Bedroom having En-Suite Shower Room) and Bathroom.

Outside: There is an allocated parking space - No. 22.

Leasehold - 130 years commenced 12th November, 2012 (TBC via Solicitor)

Service Charge - £1,523.00 (per annum 2026 TBC via Solicitors)

Ground Rent - £251.42 (TBC via Solicitor)

Lounge Dining Room: - 5.84m x 3.58m (19'2" x 11'9")

Kitchen: - 3.99m x 1.8m (13'1" x 5'11")

Bedroom 1: - 4.55m x 3.35m (14'11" maximum x 11'0")

En-Suite: - 2.29m x 1.52m (7'6" x 5'0")

Bedroom 2: - 4.55m x 2.72m (14'11" x 8'11")

Bathroom: - 2.46m x 1.8m (8'1" x 5'11")





- NO ONWARD CHAIN
- Open-plan Lounge, Dining and Kitchen
- Double glazing
- Popular & sought after residential area
- 2nd Floor two double bedroom Apartment
- Gas central heating and Kitchen
- Allocated car parking
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	