



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 19, Pollard Court, Layland Walk, Diglis, Worcester. WR5 3GD

£200,000

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A wonderful, spacious one bedroom top floor Apartment, benefiting from most generous living accommodation and extensive balcony areas, enjoying a wonderful outlook towards the Diglis Basin area of Worcester and Cathedral. The Apartment is situated within walking distance of the city centre and glorious riverside walks and benefits from allocated parking space.

Accommodation briefly comprises: Entrance Hall with useful cupboard space, open-plan Lounge/Kitchen/Diner with access out to balcony, double Bedroom with extensive wardrobes and double opening doors giving access out to further balcony area and Bathroom.

Outside: There is the benefit of allocated parking space.

LOCATION:

The Apartment forms part of the popular Diglis Waterside development and is within easy reach of Worcester City centre and all its amenities, together with local riverside walks and cafes and with ease of access to major transport links.

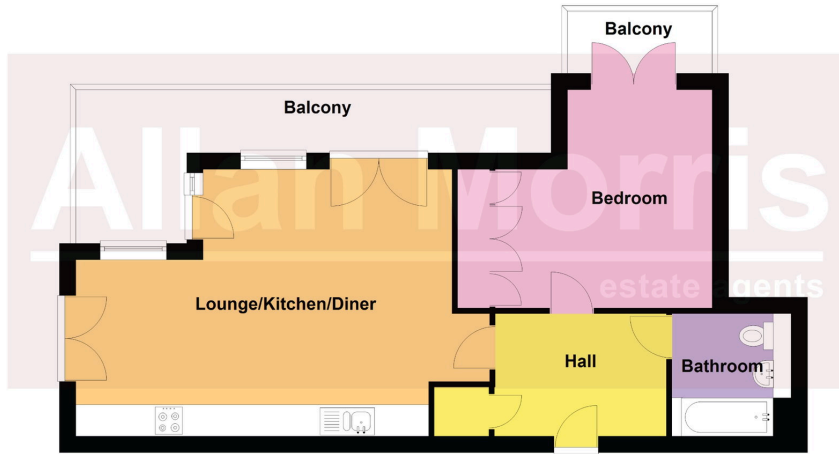
Lounge/Kitchen/Diner: - 6.88m x 4.88m (22'7" x 16'0")

Bedroom: - 3.99m x 3.96m (13'1" x 13'0" maximum)

Bathroom: - 2.24m x 2.18m (7'4" x 7'2")



Second Floor
 Approx. 60.2 sq. metres (648.0 sq. feet)
 (excluding Balcony, Balcony)



Total area: approx. 60.2 sq. metres (648.0 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
- Spacious living accommodation
- Wonderful outlook
- NO ONWARD CHAIN
- One double Bedroom
- Extensive balcony areas
- Allocated parking space
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	