FOR SALE







The Wharf, Diglis Road

2 Bedrooms, 2 Bathroom, Ground Floor Flat

Offers In The Region Of £199,950

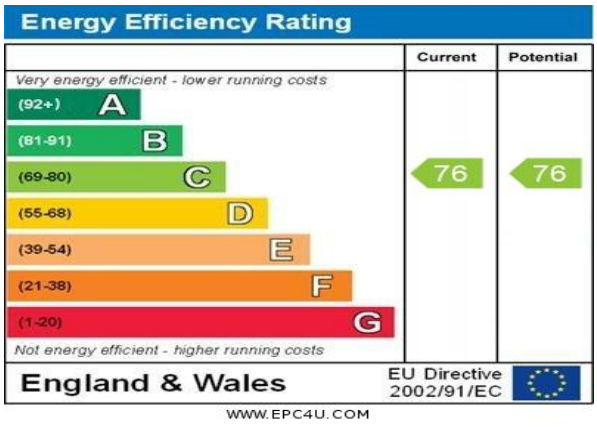
MARTIN&CO



- **Sought After Location**
- **Walking Distance to Train Station**
- **Canal Side**
- **Allocated Parking**
- **Easy Access to M5**
- **Two Double Bedrooms**
- **Master with En -Suite**
- **Spacious living room & kitchen**
- **Ground floor**
- **View over canal**
- **Vacant & No onward chain**

KEY POINTS
Gas-fired Central Heating
Potterton Combination Boiler
PVC Double Glazing
Allocated Parking Space
Video Security Intercom
Canalside Views
Council Tax Band C
EPC Rating Band C
125 year lease from 2008; ground rent £257pa
We are informed the last service/management was £1,738.32pa

INCLUSIONS
Carpets & curtains, as fitted
Integrated fridge & freezer
Built-in electric oven, 4 ring gas hob & cooker hood
Dishwasher and washer/dryer







HALL 3.59m x 1.09m < 2.94m (11'9" x 3'6" < 9'7")

OPEN PLAN FITTED KITCHEN & LIVING ROOM

FITTED KITCHEN AREA 3.44m x 2.91m (11'3" x 9'6")

LIVING ROOM AREA 4.39m x 3.17m (14'5" x 10'5")

BEDROOM ONE 3.94m x 3.16m < 3.77m (12'11" x 10'4" < 12'4")

EN SUITE SHOWER ROOM 2.26m x 1.16m < 1.56m (7'5" x 3'9" < 5'1")

BEDROOM TWO 4.64m x 2.62m (15'2" x 8'7")

BATHROOM 2.36m x 1.59m < 2.59m (7'9" x 5'3" < 8'6")

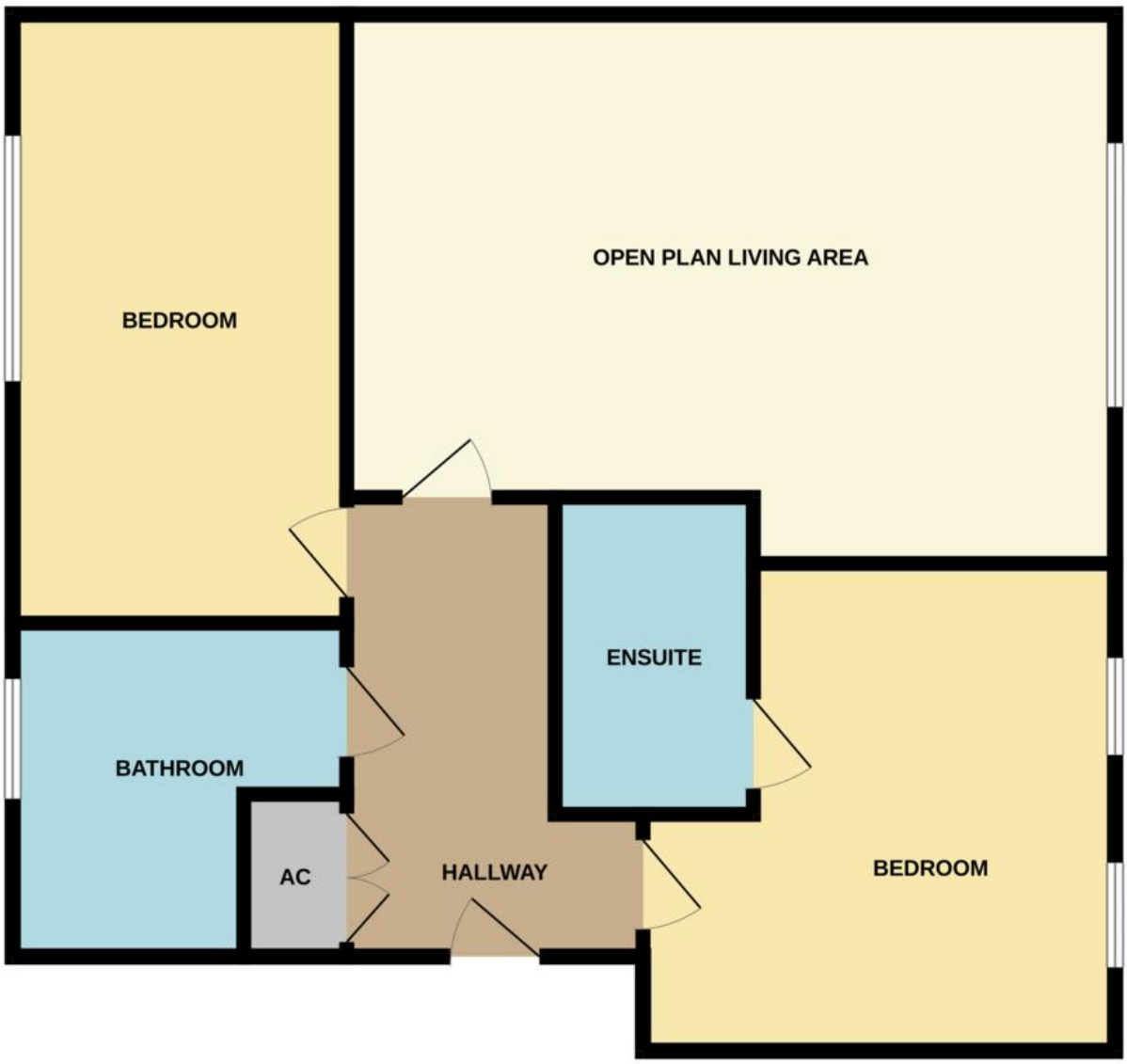
OUTSIDE

ALLOCATED PARKING SPACE No11





GROUND FLOOR



Martin & Co Worcester
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T: 01905 619890 ● E: worcester@martinco.com

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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, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form 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.