



**Connells**

St Peters Court St. Peters Street  
Worcester



## Property Description

A well-presented two-bedroom apartment situated in the sought-after development of St Peter's Court, Diglis, Worcester. This modern flat offers stylish and practical living accommodation, ideal for professionals, couples, or investors alike.

The property features a bright and spacious open-plan kitchen/ living/dining area, creating a contemporary space perfect for both relaxing and entertaining. The kitchen is well-equipped with modern units and integrated appliances, seamlessly flowing into the living space.

There are two generously sized bedrooms, with the principal bedroom benefiting from a private en-suite. A separate modern bathroom serves the second bedroom and guests, finished to a high standard.

Further benefits include secure allocated parking, underfloor heating throughout, and a desirable riverside location close to Worcester city centre, local amenities, and transport links.

Early viewing is highly recommended to appreciate the quality and location of this attractive apartment.

## Ground Floor

### Communal Entrance Hall

Communal Entrance with stairs leading to the apartment.

## First Floor

### Entrance Hall

Ceiling light, storage cupboard, underfloor heating and carpet flooring.

### Utility

Space for appliances.

### Living/Kitchen/Dining Area

17' 4" x 10' 4" ( 5.28m x 3.15m )  
Open Plan- Rear and side facing double glazed windows, ceiling light and carpet flooring.

Spotlights, stainless steel sink and drainer unit, worktops, wall and base units, integrated oven/hob, integrated microwave, tiled flooring and underfloor heating.

### Bedroom One

13' 1" x 9' 4" ( 3.99m x 2.84m )  
Rear facing double glazed window, ceiling light, built in wardrobe with sliding doors, underfloor heating and carpet flooring.

Door to the en-suite.

### En-Suite

W.C, shower, wash hand basin, chrome towel radiator, mirrored cabinet and underfloor heating.

## Bedroom Two

13' 1" x 9' ( 3.99m x 2.74m )

Rear facing double glazed window, ceiling light, built in wardrobe, underfloor heating and carpet flooring.

## Bathroom

W.C, bath with shower, wash hand basin, chrome towel radiator, part tiled walls and underfloor heating.

## Outside

## Parking

Secure allocated parking.

## Services

All main services are connected to the property.

## Leasehold:

Length of Lease: 125 years from 1st February 2016

Annual Ground Rent: £250

Annual Service Charge: £1706.52

Annual Building Insurance: £155





Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: B  
Council Tax  
Band: C

Service Charge:  
1706.52

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315704](http://connells.co.uk/Property/WOR315704)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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