

**FOR SALE**



## **The Wharf, Diglis Road**

**2 Bedrooms, 2 Bathroom, Ground Floor Flat**

**Offers In The Region Of £199,950**



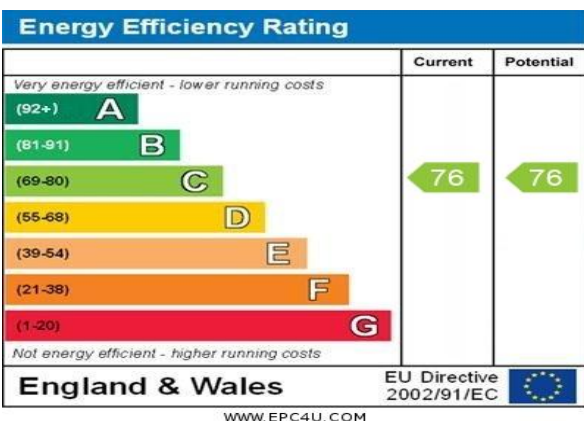
- Sought After Location
- Walking Distance to Train Station
- Canal Side
- Allocated Parking
- Easy Access to M5
- Two Double Bedrooms
- Master with En -Suite
- Spacious living room & kitchen
- Ground floor
- View over canal
- Vacant & No onward chain

#### 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")

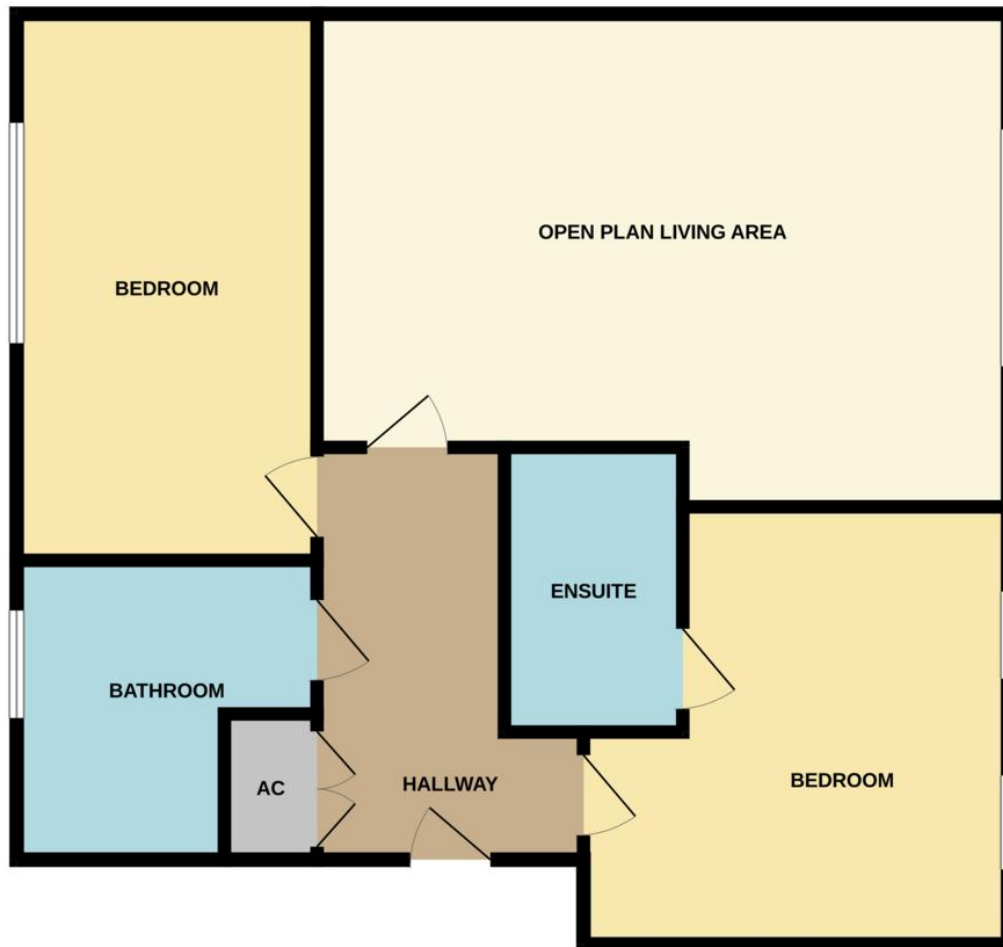
BATHROOM 2.36m x 1.59m < 2.59m (7'9" x 5'3" < 8'6")

OUTSIDE

ALLOCATED PARKING SPACE No11



## GROUND FLOOR



### Martin & Co Worcester

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## 01905 619890

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