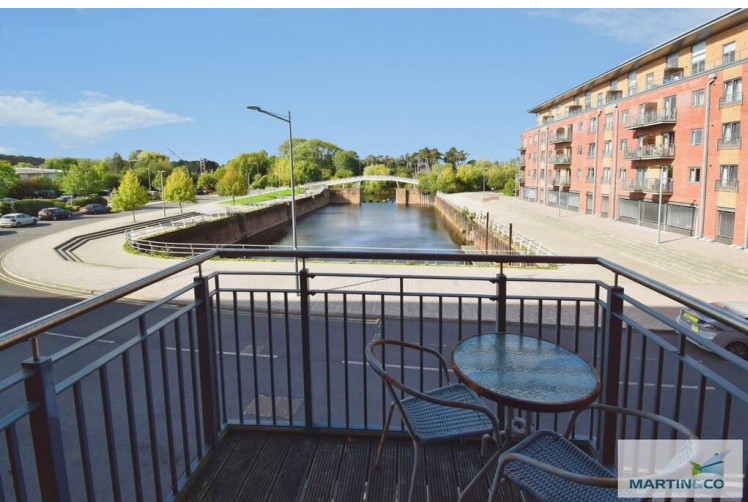


FOR SALE



16 Bridgeview House, Woodhouse Close, Worcester, WR5 3FQ

2 Bedrooms, 1 Bathroom, First Floor Apartment

Offers in the Region of £260,000





- First Floor Apartment
- Balcony views overlooking the Basin
- Two Double Bedrooms
- Secure undercroft gated parking
- Situated in popular area of Diglis
- En suite and bathroom
- Fitted Kitchen
- Council Tax Band D
- EPC Rating Band B
- Lift Access

*** BALCONY WITH VIEW OVER BASIN ***

Situated in the popular area of Diglis, Martin & Co are pleased to offer this well presented first floor apartment, with secure undercroft gated parking. This spacious apartment offers accommodation of approximately 865sqft, comprising: hallway, lounge/dining room with balcony, fitted kitchen, two double bedrooms, ensuite shower room & bathroom.

In addition, this property benefits from double glazing, gas fired central heating and lift access within the building. There is a long lease with 110 years remaining.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FACTS

Secure undercroft parking
 Lease term 110 years remaining
 Ground rent £251.42pa
 Service charge £2879.08pa
 Council Tax Band D
 EPC Rating Band B
 Logic Combi Boiler
 Security Entrance Intercom



INCLUSIONS

Floor coverings as fitted

Built-in Electric oven, gas hob, cooker hood

Integrated fridge/freezer, dishwasher & washer/dryer

FIRST FLOOR APARTMENT

HALL 3.66m x 1.08m & 2.42m x 1.07m (12'0" x 3'6" & 7'11" x 3'6")

STORE CUPBOARD 1.48m x 1.09m (4'10" x 3'7")

LOUNGE & DINING ROOM

LOUNGE AREA 5.57m x 3.59m , 4.76m (18'3" x 11'9", 15'7")

DINING AREA 2.61m x 2.39m (8'7" x 7'10")

FITTED KITCHEN 2.52m x 2.47m (8'3" x 8'1")

BEDROOM ONE 4.70m x 2.55m , 3.15m (15'5" x 8'4"

EN SUITE SHOWER ROOM 2.18m x 1.48m (7'2" x 4'10")

BEDROOM TWO 4.41m x 2.77m

BATHROOM 2.51m x 1.95m (8'3" x 6'5")

OUTSIDE

BALCONY 2.01m x 1.33m (6'7" x 4'4")

PARKING

There is a secure parking space allocated in the undercroft garage



FIRST FLOOR APARTMENT
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m 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.