

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## The Wharf, Diglis, Worcester WR5 3FN

£1,200 pcm

A well presented ground floor apartment set within the Canalside of Diglis Docks, this 2 bedroomed apartment is offered to let furnished or unfurnished and comprises of large entrance hallway, open plan kitchen/Living room with integrated appliances and views over the Canal, 2 double bedrooms, master with ensuite wet room, gas central heating, intercom system, electric charging point and allocated parking. EPC RATING C, COUNCIL TAX BAND C, PETS WELCOME

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



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13 Worcester Road, Malvern, Worcestershire, WR14 4QY  
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



**Deposit:** £1,384.62

**Furnishing:** Furnished or Unfurnished

**Discover contemporary Canalside living with this beautifully presented two-bedroom ground floor apartment, perfectly positioned overlooking the picturesque Diglis Docks.** This residence offers a unique blend of modern comfort and vibrant waterside scenery, ideal for those seeking a tranquil yet well-connected lifestyle.

Step inside to an inviting **open-plan kitchen and living room**, designed for both relaxation and entertaining. The kitchen area is thoughtfully appointed with a range of modern integrated appliances, ensuring a seamless and stylish culinary experience.

The apartment boasts **two comfortable double bedrooms**. The principal bedroom is a true highlight, offering serene views directly over the canal and benefiting from a private **en-suite wet room**, providing a luxurious retreat. A second well-proportioned double bedroom offers flexibility, complemented by a spacious **family bathroom** featuring a shower over the bath.


Practical benefits include efficient gas central heating, mains electricity, and water supply. Externally, the property comes with the convenience of **one allocated parking space**, complete with an **electric car charging point**, a significant advantage for modern living.





### **Viewing**

By appointment to be made through the Agent's Malvern Office, Tel:

01684 892809 

### **Council Tax**

COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

### **Energy Performance Certificate**

The EPC rating for this property is C (80).

### **Holding Fee & Deposit**

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £276.92

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £1,384.62

This covers damages or defaults on the part of the tenant during the tenancy.

### **Right to Rent**

Under the Immigration Act 2014, landlords and Agents are required to carry our immigration checks on all adult occupiers.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.