



**Connells**

Austin Court Mill Street  
Worcester



## Property Description

A well-presented two-bedroom apartment situated in the sought-after Austin Court development on Mill Street, Diglis, Worcester. The property features a spacious open-plan living and kitchen area with a Juliet balcony overlooking the canal, creating a bright and airy living space.

The apartment offers two bedrooms, including a generous main bedroom with en-suite shower room, alongside a modern family bathroom. Further benefits include underfloor heating throughout, an allocated undercroft parking space, and access to a communal garden area.

Ideally located close to Worcester City Centre and local amenities, this property would make an excellent home or investment opportunity, offering strong rental income potential for investors.

## Ground Floor

### Entrance Hall

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

### Living/ Dining Area

Side facing double glazed window, two ceiling lights, carpet flooring and underfloor heating.

Juliet balcony overlooking the canal.

### Kitchen

Spotlights, wall and base units, worktops, stainless steel sink and drainer unit, integrated appliances and underfloor heating.

## Bedroom One

Side facing double glazed window, ceiling light, storage cupboard, fitted wardrobe, carpet flooring and underfloor heating.

Door to the en-suite.

## En-Suite

Ceiling light, W.C, wash hand basin, shower, part tiled walls and underfloor heating.

## Bedroom Two

Side facing double glazed window, ceiling light, fitted wardrobe, carpet flooring and underfloor heating.

## Bathroom

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

## Outside

### Outside Front

To the front is a secure communal entrance with intercom system leading to a private entrance hallway.

### Outside Rear

There is communal garden area.

## Parking

There is secure undercroft parking with an allocated space.

## Services

All main services are connected to the property with the exception of gas.

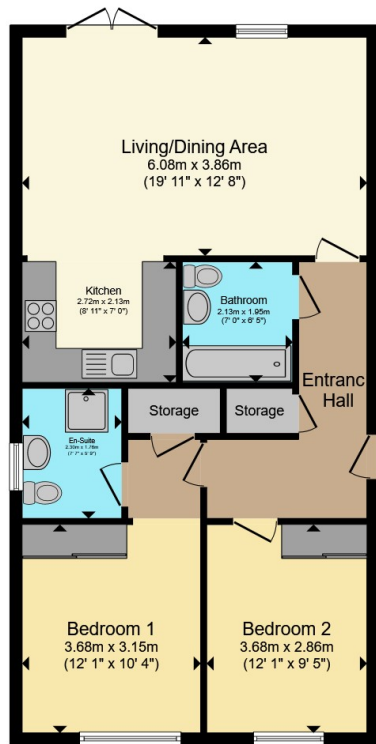
## Leasehold:

Length of Lease: 130 years from 1st September 2017

Annual Ground Rent: £250

Annual Service Charge: £1,594





Total floor area 74.6 m<sup>2</sup> (803 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)



To view this property please contact Connells on

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3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1594.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315926](http://connells.co.uk/Property/WOR315926)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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