






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# Apartment 5, Armstrong House, Armstrong Drive, Diglis, Worcester. WR1 2GE

Offers In Region Of £235,000

 2  2  1



A well presented two bedroom top floor Apartment, situated in the popular Diglis area, enjoying wonderful views over Diglis Basin.

Accommodation briefly comprises: Entrance Hall with Utility Cupboard off, spacious open-plan Kitchen/Dining/Living Room, Master Bedroom with E-Suite Shower Room and walk-in wardrobe, further double Bedroom and Bathroom.

Outside: The property further benefits from secure underground parking space.

#### LOCATION:

The Apartment is located in the vibrant Diglis area close to riverside walks and benefiting from popular Public House, Gym, Cafe, as well as being within easy walking distance of Worcester City centre itself, offering a wide range of amenities.

**Living Room/Dining/Kitchen:** - 7.19m x 3.45m (23'7" x 11'4" max 10'7" min)

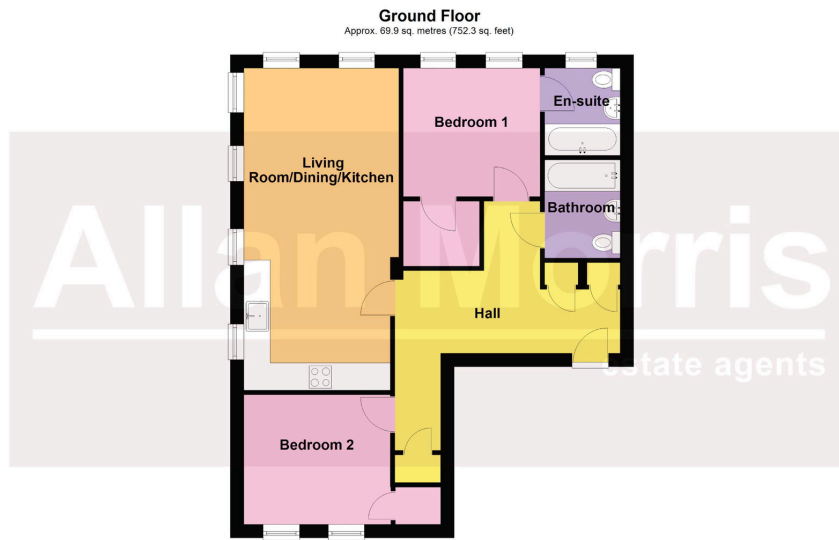
**Bedroom 1:** - 3.05m x 2.87m (10'0" x 9'5")

**En-Suite:** - 1.93m x 1.68m (6'4" x 5'6")

**Bedroom 2:** - 3.25m x 2.9m (10'8" x 9'6")

**Bathroom:** - 2.18m x 1.96m (7'2" x 6'5")





Total area: approx. 69.9 sq. metres (752.3 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Top floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Spacious living area
- Views over Diglis Basin
- Easy access to Worcester city centre
- Secure parking space
- NO ONWARD CHAIN
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	