



When you move,
it matters

ADAM HENRY
exp



7, Portland Point, Armstrong Drive, WR1 2GE
Worcester

£150,000

An excellent opportunity to acquire a spacious and well-presented one-bedroom apartment, extending to approximately 485 sq ft (45 sq m) and situated within a secure gated development in the highly desirable Diglis area of Worcester. Offering well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, professionals, investors or those looking to downsize while enjoying the convenience of city living.

The apartment has been thoughtfully designed to make the most of the available space. An inviting entrance hall provides access to all principal rooms and includes a useful storage cupboard, creating a practical welcome into the home.

The open-plan lounge, kitchen and dining area forms the heart of the apartment, providing a bright and versatile living space with ample room for relaxing, entertaining and dining. The fitted kitchen offers a range of wall and base units, generous worktop space and integrated appliances, making it a practical space for everyday living.

The generous double bedroom comfortably accommodates a double or king-size bed alongside wardrobes and additional furniture, offering buyers plenty of flexibility to personalise the room to suit their needs. Completing the accommodation is a well-maintained bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC, all finished in neutral tones.

A particularly valuable feature of the property is the allocated secure underground parking space, providing convenient and protected off-road parking within the gated development. The communal areas are well maintained, further enhancing the appeal of this attractive apartment building.

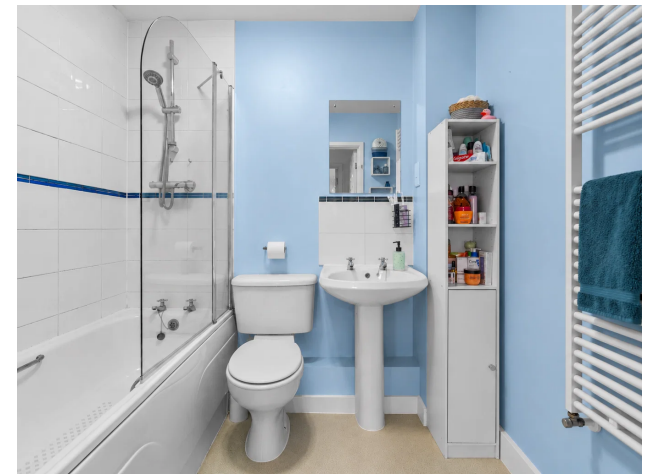
Perfectly positioned within the ever-popular Diglis district, the apartment enjoys one of Worcester's most sought-after locations. Diglis has become renowned for its blend of modern residential living, riverside surroundings and easy access to the city center. The picturesque River Severn, Diglis Basin and Marina are all just a short walk away, offering beautiful waterside walks, cycle routes and a selection of cafés and restaurants overlooking the water.

Worcester city center is also within comfortable walking distance, providing an excellent choice of high street retailers, independent boutiques, restaurants, cafés, bars and leisure facilities. The city's historic cathedral, riverside parks and cultural attractions all contribute to the area's continued popularity with homeowners.

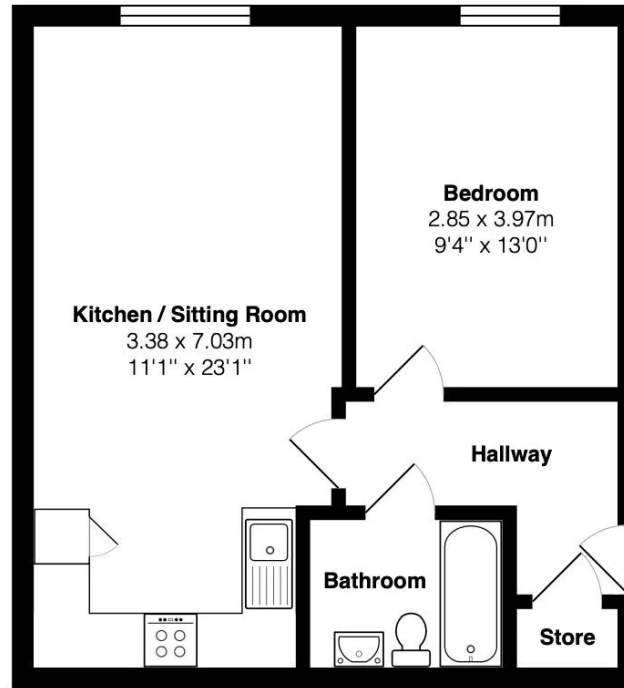
For those commuting, both Worcester Foregate Street and Worcester Shrub Hill railway stations are easily accessible, offering direct rail services to Birmingham, London and surrounding towns. The M5 motorway is also within convenient reach, making travel throughout the Midlands straightforward.

Available to purchase on a 35% Shared Ownership basis for £52,500. Buyers purchasing the shared ownership option will pay a monthly rent of £212 on the remaining share, together with a service charge of £243 per calendar month and ground rent of £8.33 per calendar month. The apartment is offered on a leasehold tenure with approximately 106 years remaining on the lease









Second Floor

Total Area: 45.0 m² ... 485 ft²

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