



## 2 Bed Apartment

Harry Davies Court, Armstrong drive | | Worcester | WR1 2AA

Offers In Excess Of £240,000

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ESTATE AGENTS

# 2 Bed Apartment

Harry Davies Court, Armstrong drive

|  
Worcester | WR1 2AA

Welcome to this charming house located at Harry Davies Court on Armstrong Drive. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a modern living space.

Upon entering, you will find a spacious reception room that serves as a welcoming area for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The layout is designed to maximise space, ensuring that you can enjoy both comfort and functionality.

The house features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. Additionally, there are two bathrooms, which is a significant advantage for busy households, allowing for convenience and ease during morning routines.

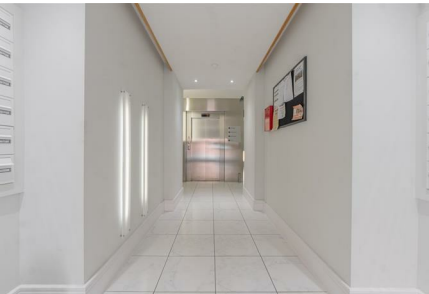
- 2 spacious bedrooms
- 2 modern bathrooms
- Cosy reception room
- Charming house style
- Located in Harry Davies Court
- Close to local amenities
- Easy access to transport links
- Quiet and friendly area
- Ideal for small families
- Viewing recommended

## Kitchen Lounge Diner

15'0" x 22'8" (4.56m x 6.90m)

A bright and spacious open-plan kitchen, lounge and dining area floods with natural light from multiple windows. The kitchen is modern and sleek with glossy grey cabinets, integrated appliances including an oven and microwave, and a practical tiled floor. The dining space comfortably fits a glass table with white chairs, while the lounge area offers cosy seating with a beige sofa and coordinating armchair placed around a glass coffee table on a yellow rug. Neutral walls and recessed ceiling lights create a fresh and inviting atmosphere throughout the room.





## Main Bedroom

9'10" x 10'11" (3.00m x 3.32m)

A spacious main bedroom featuring a large double bed with a white frame, dressed in soft neutral bedding complemented by cream and beige tones. The room is enhanced by two sizeable windows allowing plenty of daylight, while built-in wardrobes provide useful storage. The ensuite bathroom is accessible directly from the bedroom, offering a contemporary space with a sleek white basin, toilet, bath and a fully tiled surround in warm brown and cream tones.

## Bedroom 2

8'10" x 10'11" (2.69m x 3.33m)

This second bedroom is tastefully decorated with a subtle grey feature wall and carpeted flooring. It comfortably fits a double bed with a white metal frame, bedside tables, and has two windows to allow natural light to fill the room. The space is inviting and calm, ideal for use as a bedroom or guest room.

## Shower Room

4'10" x 7'2" (1.48m x 2.18m)

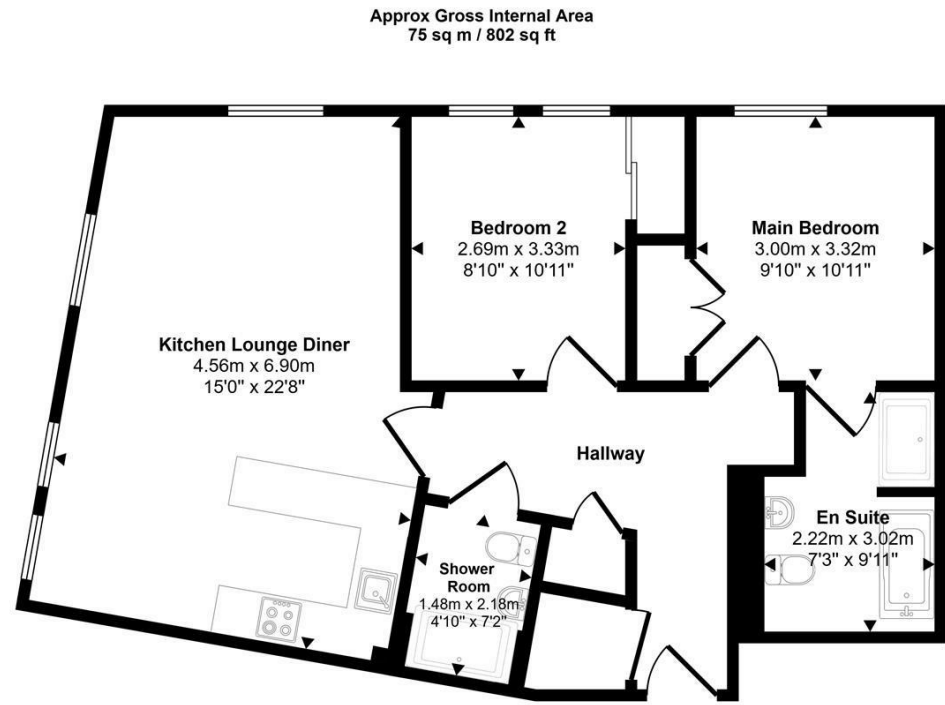
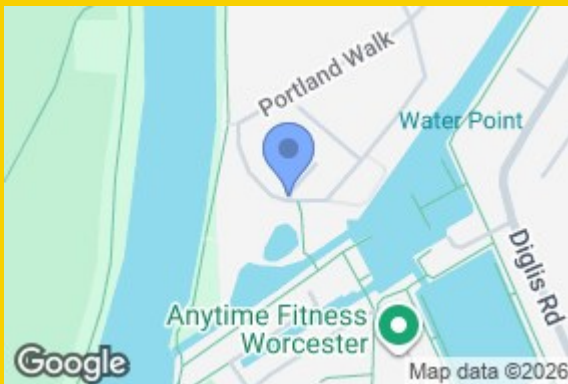
A modern shower room featuring a walk-in wet room with glass screen, a wall-mounted basin, and a toilet. The walls and floor are tiled in neutral tones with a vertical decorative strip adding subtle interest. A heated towel rail completes this practical and stylish bathroom.

## Hallway

An inviting hallway painted in a crisp white, with soft carpeting underfoot and contemporary lighting. The hallway provides access to the bedrooms, shower room, and open-plan living space, giving a welcoming and practical entry point to the home.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band **D** EPC Rating **B**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 82        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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