



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 4, Portland Point, Armstrong Drive, Diglis, Worcester. WR1 2GE

Offers In Region Of £215,000

 2  2  0



A beautifully presented and deceptively spacious purpose built ground floor modern Apartment, with zoned underfloor heating throughout, situated within this sought after area of Diglis, offering easy access to Worcester city and major transport links.

Accommodation briefly comprises: Entrance into Communal Hall via secure entry and doorway giving access into: Entrance Hall with deep storage cupboard and space and plumbing for washing machine and tumble dryer, further storage cupboard, secure entry phone, open-plan Sitting Room/Kitchen/Dining Area, with the Sitting Room having a superb floor-to-ceiling curved window. Kitchen Area fitted with a range of units, oven, hob, extractor and fridge/freezer (tiled floor to this area). Bedroom 1 which is a good size double room, with built-in wardrobes and En-Suite with large walk-in shower, built-in mirror/storage and further shelving. Bedroom 2 with built-in wardrobes. Additional Bathroom with deep bath with hand shower over.

Outside: The property benefits from communal outside areas, together with allocated secure underground parking for 1 car.

Sitting Room/Kitchen/Dining Area: - 7m x 4.4m (22'11" x 14'5")

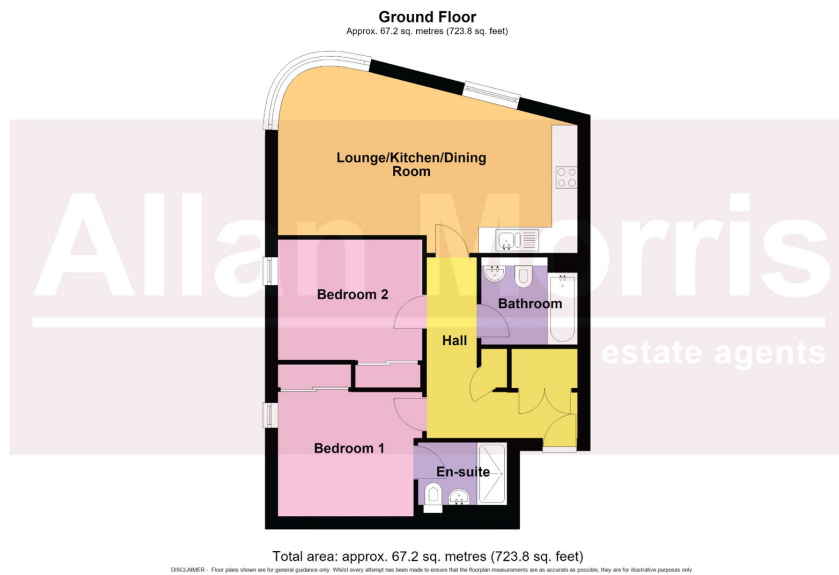
Bedroom 1: - 3.2m x 2.9m (10'5" x 9'6")

En-Suite Shower Room: - 2.2m x 1.3m (7'2" x 4'3")

Bedroom 2: - 3.4m x 2.8m (11'1" x 9'2")

Bathroom: - 2.2m x 2.1m (7'2" x 6'10")





- Ground floor spacious Apartment
- Master Bedroom with En-Suite
- Use of communal areas
- Council Tax Band: C
- Open-plan Sitting Room/ Kitchen/Dining Area
- Secure underground parking
- Easy reach of river frontage & Worcester city



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	