



Connells

The Wharf Diglis Road  
Worcester



## Property Description

A well-presented two-bedroom first floor apartment situated in the sought-after Wharf development on Diglis Road. The property offers an entrance hall, spacious open plan kitchen/living area, principal bedroom with en suite shower room, second bedroom and a modern bathroom. Further benefits include allocated parking and attractive views overlooking the canal.

### Ground Floor

#### First Floor

#### Entrance Hall

Ceiling light storage cupboard and carpet flooring.

Doors to all rooms.

#### Open Plan Kitchen/ Living Area

Rear facing double glazed windows with canal views, ceiling light, radiator and carpet flooring.

Ceiling light, wall and base units, worktops, stainless steel sink, oven, hob, extractor hood, part tiled walls and tiled flooring.

#### Bedroom One

Two rear facing double glazed window overlooking the canal, ceiling light, radiator and carpet flooring.

Door to the en-suite.

#### En-Suite

Spotlights, W.C, wash hand basin, walk in shower, chrome towel radiator, tiled walls and tiled flooring.

#### Bedroom Two

Front facing double glazed window, ceiling light, radiator and carpet flooring.

#### Bathroom

Side facing double glazed window, spotlights, W.C, wash hand basin, bath with shower over, chrome towel radiator, tiled walls and tiled flooring.

#### Outside

#### Parking

There is allocated parking for one vehicle.

#### Services

All main services are connected to the property.

## Leasehold:

Annual Length of Lease: 125 years from 1st January 2008

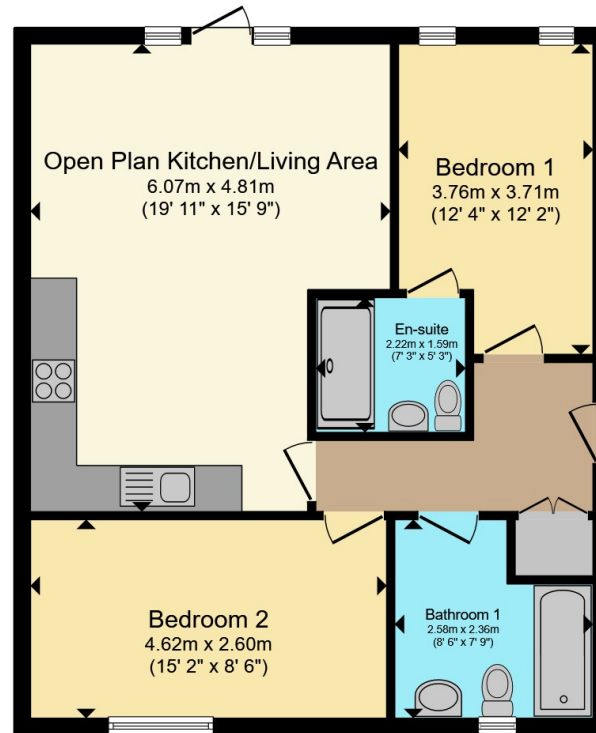
Annual Ground Rent: £257

Annual Service Charge: £1,738.32









Total floor area 63.8 m<sup>2</sup> (687 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: B Council Tax  
Band: C

Service Charge:  
1738.32

Ground Rent:  
257.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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