



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 34, Lockwheel House, 4 Woodhouse Close, Diglis, Worcester. WR5 3FT

Guide Price £160,000

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A spacious and well presented third floor one bedroom Apartment with a private balcony and secure car parking, within this popular and sought after residential area of Diglis. The location provides easy access to the City centre, national road and rail networks.

Accommodation briefly comprising: Reception Hall, open-plan Lounge, Dining and Kitchen with balcony off, double Bedroom and Bathroom.

Leasehold: 130 year lease commencing 01/01/2016 (Approximately 110 years remaining)

Ground Rent £151.52 (reviewable)

Service Charge: £1,455.00 per annum (reviewable)

Kitchen - 3.01m x 2.2m (9'10" x 7'2")

Lounge/Dining Room - 5.88m x 3.01m (19'3" x 9'10")

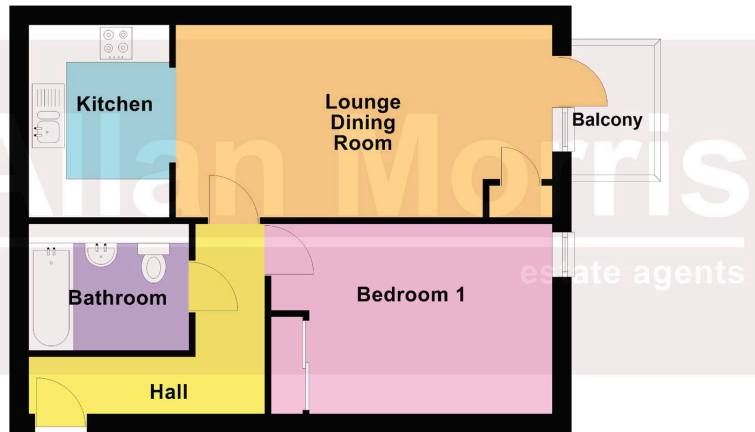
Bedroom - 4.39m x 2.97m (14'4" x 9'8")

Bathroom - 1.98m x 2.5m (6'5" x 8'2")



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Third Floor
Approx. 49.8 sq. metres (535.5 sq. feet)



Total area: approx. 49.8 sq. metres (535.5 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.

- NO ONWARD CHAIN
- Double Bedroom
- Central heating & double glazing
- Popular & sought after residential area
- Open-plan Lounge, Dining and Kitchen with balcony off
- Secure carparking
- Convenient central location
- Council Tax Band: C



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