



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 16, Parian House, Princes Drive, Diglis, Worcester. WR1 2BQ

Offers Over £350,000

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An opportunity to acquire a most spacious three bedroom Duplex Apartment, forming part of a wonderful converted building, formally part of the Royal Porcelain factory, situated in easy reach of Worcester city centre and benefiting from secure allocated parking space.

Accommodation briefly comprises: On the 2nd floor: Entrance Hall, Cloakroom, open-plan Lounge/Kitchen/Diner and Bedroom 3. On the 3rd floor: Two double Bedrooms (both with En-Suite Shower Rooms).

Outside: There is the benefit of covered secure allocated parking space located close by.

LOCATION:

The Apartment is within easy walking distance to the city centre, offering a wide range of shops, cafes, public houses and restaurants, as well as Theatre, Museums, County Cricket Ground and Worcester Racecourse. The city also boasts 2 Railway Stations, with mainline rail links to Birmingham and London.

Lounge/Kitchen/Diner: - 7.04m x 4.57m (23'1" x 15'0")

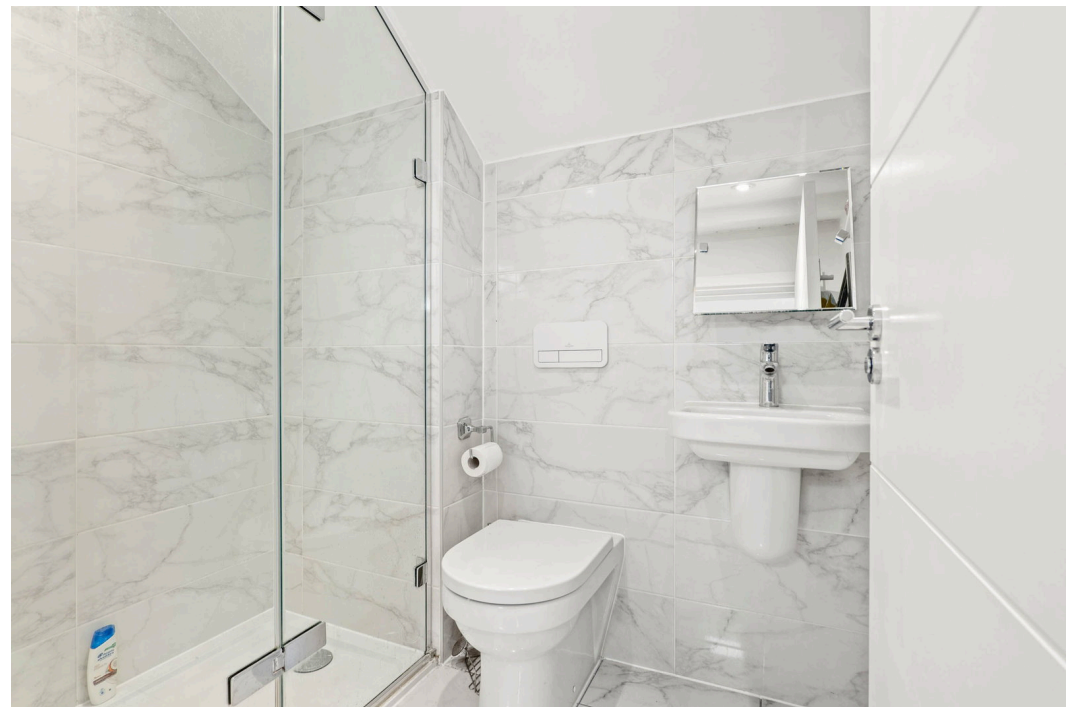
Bedroom 1: - 3.45m x 3.15m (11'4" x 10'4")

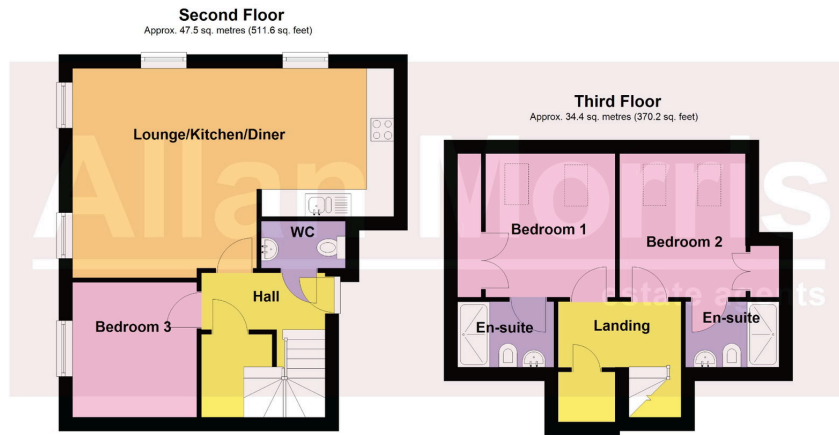
Bedroom 2: - 3.48m x 3.15m (11'5" x 10'4")

Bedroom 3: - 2.95m x 2.72m (9'8" x 8'11")

En-Suite Shower Room: - 2.29m x 1.47m (7'6" x 4'10")

En-Suite Shower Room: - 2.06m x 1.42m (6'9" x 4'8")





Total area: approx. 81.9 sq. metres (881.8 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.

- Spacious Duplex Apartment
- 3 Bedrooms
- 2 Bathrooms
- Open-plan living accommodation
- Allocated parking space
- Walking distance to city centre
- Council Tax Band: D
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	