



# 1 Bed Apartment

Harry Davis Court | Armstrong Drive | Worcester | WR1 2AJ

Asking Price £165,000



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Nestled in the charming area of Diglis, Worcester, this delightful flat at Harry Davis Court offers a perfect blend of comfort and convenience. With a well-proportioned bedroom, a modern bathroom, and a welcoming reception room, this property is ideal for individuals or couples seeking a cosy living space. Spanning 51 square feet, the flat is designed to maximise space while providing a warm and inviting atmosphere.

The surrounding Diglis area is known for its picturesque riverside views and vibrant community spirit. Residents can enjoy leisurely walks along the River Severn, with its scenic pathways and lush greenery. The locality boasts a variety of amenities, including shops, cafes, and parks, ensuring that all your daily needs are within easy reach. Additionally, the excellent transport links make commuting to Worcester city centre and beyond a breeze.

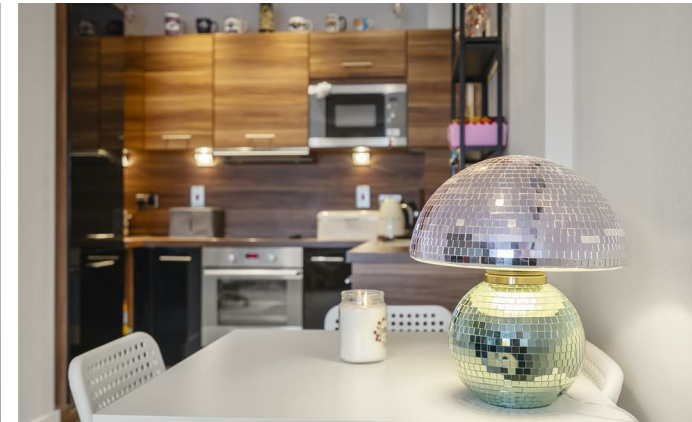
This flat presents a wonderful opportunity for those looking to embrace a relaxed lifestyle in a thriving neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property in Diglis is certainly worth considering.

- Lease: 113 years remaining
- Service Charge: £1,200 per annum (approx.)
- Ground Rent: £150 per annum (approx.)
- Allocated Parking: 1 space
- Spacious 1-bedroom flat
- Modern bathroom suite
- Bright reception room
- Allocated parking space
- Close to Diglis Park
- Ideal for first-time buyers

## Hallway

3'11" x 11'7" (1.20 x 3.54 m)

The hallway is light and welcoming with neutral carpeting and white walls. It includes a large mirror leaning against one wall and leads to the main rooms of the home, making it a practical and airy entrance space.





## Kitchen / Living Area

10'10" x 24'1" (3.33 x 7.37 m)

Bright and spacious, the kitchen and living area combine functionality and comfort with a well-appointed kitchen featuring wood-effect cabinetry and built-in appliances, including an oven, microwave, and stove. The space flows seamlessly into the living area, which benefits from natural light through two windows. Neutral tones and recessed lighting complete this inviting open-plan space, ideal for both relaxing and entertaining.

## Bedroom

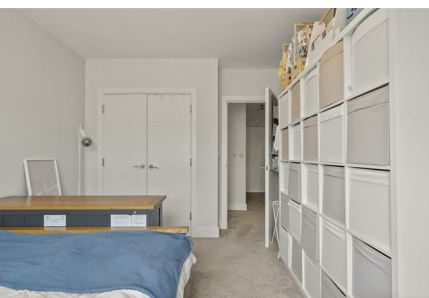
9'10" x 12'7" (3.00 x 3.86 m)

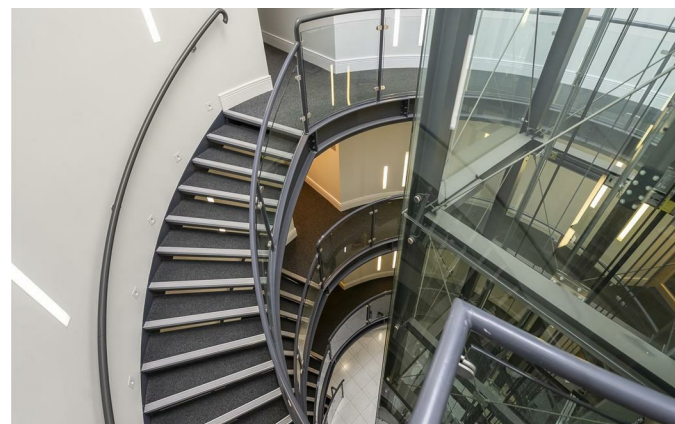
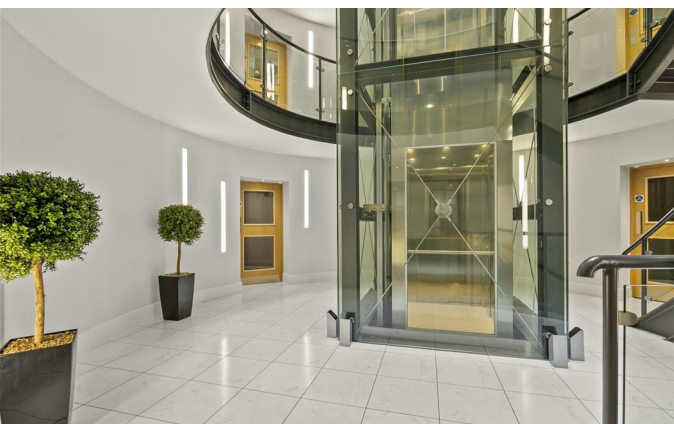
This well-proportioned bedroom features a large window that fills the room with natural light. It is neutrally decorated with soft carpeting underfoot and includes a range of fitted storage with double doors, providing ample space for clothes and belongings. The room is presented as a calm and comfortable space to rest and unwind.

## Bathroom

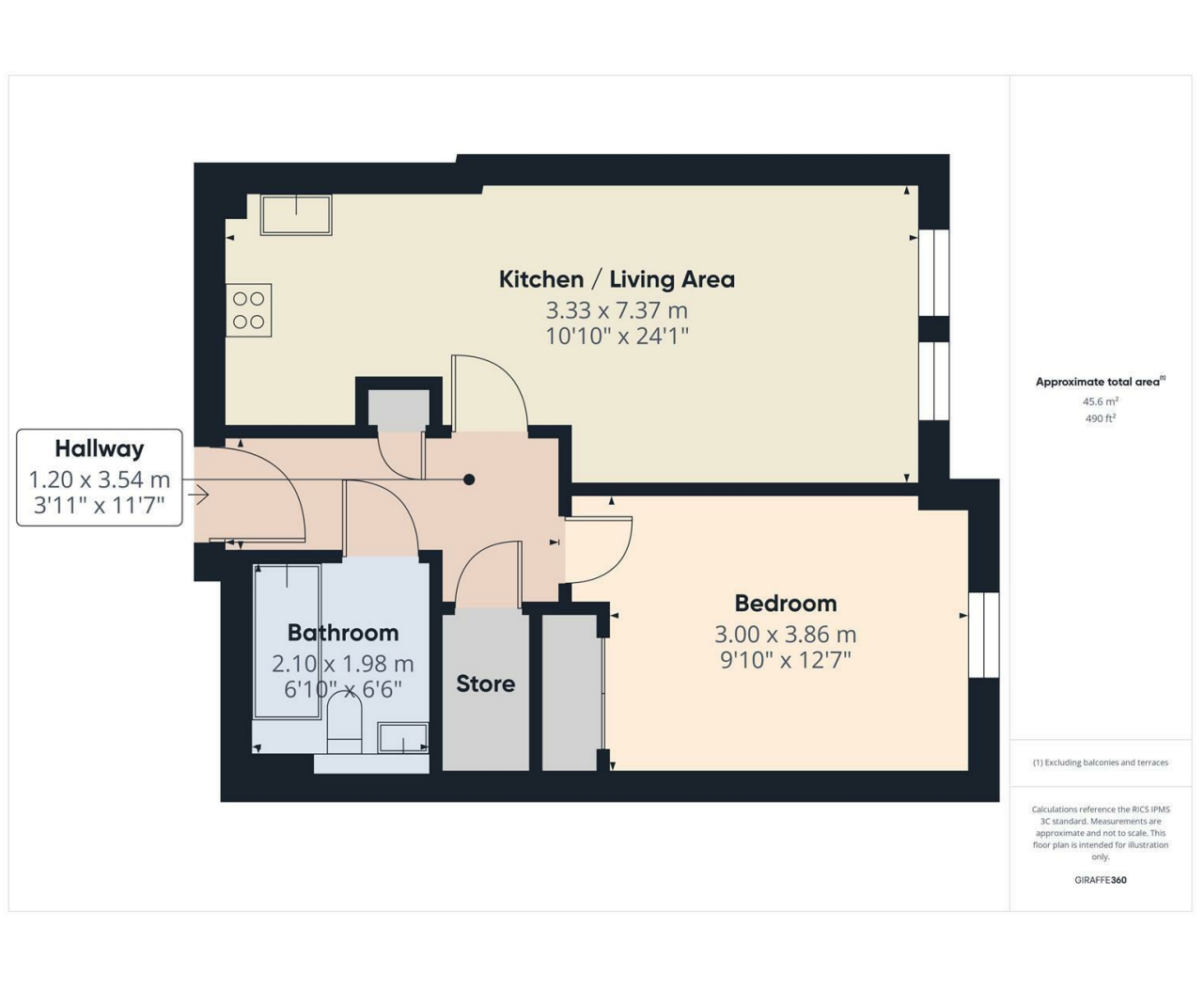
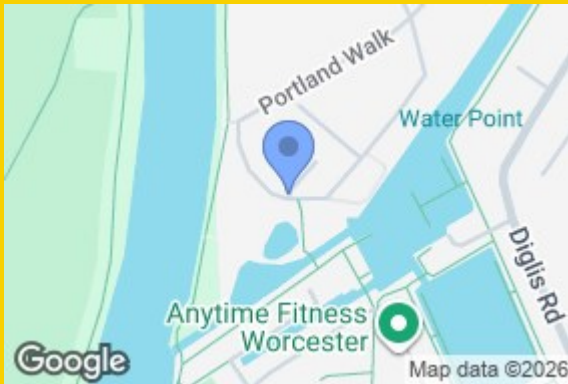
6'10" x 6'6" (2.10 x 1.98 m)

Neatly arranged with modern fixtures, the bathroom offers a bath with a glass shower screen, a wall-mounted toilet, and a pedestal sink. The walls are tiled in a clean white finish with a decorative vertical tile strip adding character. The floor features darker tiling, creating a smart and fresh space for daily routines.









Council Tax Band **B** 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                      | 83        |
| (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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