

FOR SALE



MARTIN&CO



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40 Medina House, Diglis Dock Road, Worcester, WR5 3DD

2 Bedrooms, 2 Bathroom, First Floor Apartment

£199,950

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- First floor apartment
- Approx 675sqft
- Secure undercroft parking space
- Balcony view over marina
- Use of rooftop terrace
- 2 double bedrooms
- En suite shower room & Bathroom
- Living room & Fitted kitchen
- Council Tax band B
- EPC Rating band C
- Lease 104 years remaining approx

*** NO ONWARD CHAIN ***

This first floor apartment occupies an enviable position with balcony views over the marina and enjoys the use of the communal roof terrace with lovely views over the marina and beyond.

The apartment has accommodation of approximately 675sqft, comprising: hall; living room with balcony; fitted kitchen; two double bedrooms; en suite shower room; and a bathroom.

In addition, the property benefits from a lease with 104 years remaining, a parking space in the secure undercroft garage, PVC double glazing, gas-fired central heating and use of the large communal roof top terrace with views over the marina and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FACTS

125 year lease from 01/01/2006
 Approx 104 years remaining
 Ground Rent £188.69pa
 Service Charge (See below)
 Secure undercroft parking space
 Approx 675sqft
 Use of communal roof terrace
 No lift access, stairs only



FIRST FLOOR APARTMENT

HALL 2.97m x 2.33m (9'9" x 7'8")

LIVING ROOM 3.63m x 3.50m (11'11" x 11'6")

BALCONY 2.73m x 1.09m (8'11" x 3'7")

With view over marina.

FITTED KITCHEN 2.35m x 2.26m (7'8" x 7'5")

BEDROOM ONE 4.20m x 3.35m (13'9" x 11'0")

EN SUITE SHOWER ROOM 1.89m x 1.70m (6'2" x 5'6")

BEDROOM TWO 4.65m x 3.01m (15'3" x 9'10")

BATHROOM 2.39m x 1.69m (7'10" x 5'6")

OUTSIDE

PARKING

The property benefits from a parking space (no40) in the secure undercroft garage.

COMMUNAL ROOF TERRACE

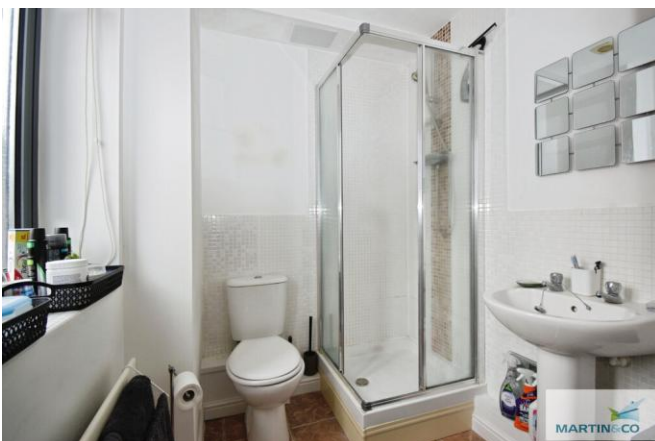
The property has the benefit use of the partially covered communal roof terrace with lovely views over the marina and beyond.

SERVICE CHARGE

The service charge for 6 months to December 2026 was £1,911. The charge was increase in 2025 and 2026 to cover the cost of roof maintenance. The works have been completed and it is anticipated that the Service Charge will return to nearer the level prior to 2025 which was £1,794pa. We have not had this officially confirmed and recommend enquiries are made by the buyers' solicitor.

INCLUSIONS

Floor coverings as fitted
Fridge/freezer
Dishwasher
Electric oven & gas hob
cookerhood
Washer/dryer



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.