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SALES & LETTINGS

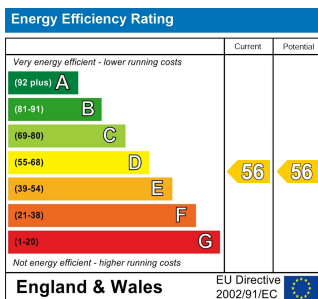


**Flat 6, Parian House Princes Drive, Worcester, WR1 2BQ
Offers Over £220,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Situation

Worcester is situated approximately 17 miles southwest of the southern suburbs of Birmingham and 23 miles north of Gloucester, it has good links to the M5 and other motorway networks making it an ideal place to commute to larger cities.

It has an approximate population of 100,000. The River Severn runs through the middle of city which is overlooked by the 12th century Worcester Cathedral.

The city offers good shopping, dining and entertainment facilities along with the County Cricket Ground and Worcester Warriors Rugby team.

PROPERTY SUMMARY

- Ground Floor Apartment
- City Centre Location
- Open Plan Living Room/Kitchen with Fitted Appliances
- Two Bedrooms
- Modern Shower Room
- Underfloor Heating
- Allocated Parking Space
- Fitted Carpet and Blinds
- Council Tax Band C
- No Onward Chain



Description

GROUND FLOOR, two bedroom, dual aspect apartment with allocated parking space.

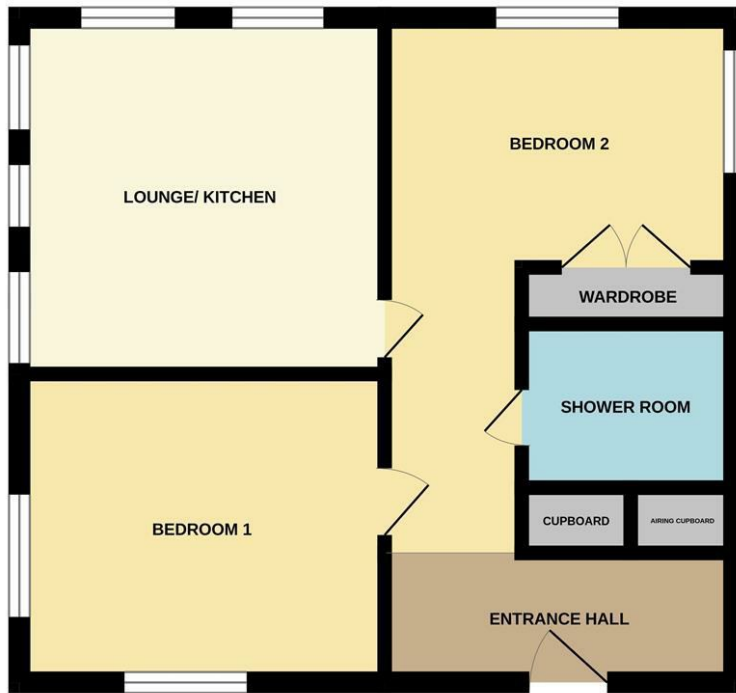
The property is situated in the in the stunning Berkeley Homes Diglis waterside development. Excellent location close to the Cathedral, city centre, stations, shops, bars, cafes, restaurants and excellent transport links.

This lovely apartment offers a welcoming entrance hall with storage cupboard, modern open plan living room/kitchen with integrated fridge/freezer, dishwasher, oven and microwave.

There are two good sized bedrooms one with a fitted wardrobe and a stunning shower room with double shower cubicle.

The property is heated via underfloor electric heating.

**** NO ONWARD CHAIN ****



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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Living/ Kitchen

16'9 x 13'2 (5.11m x 4.01m)

Bedroom One

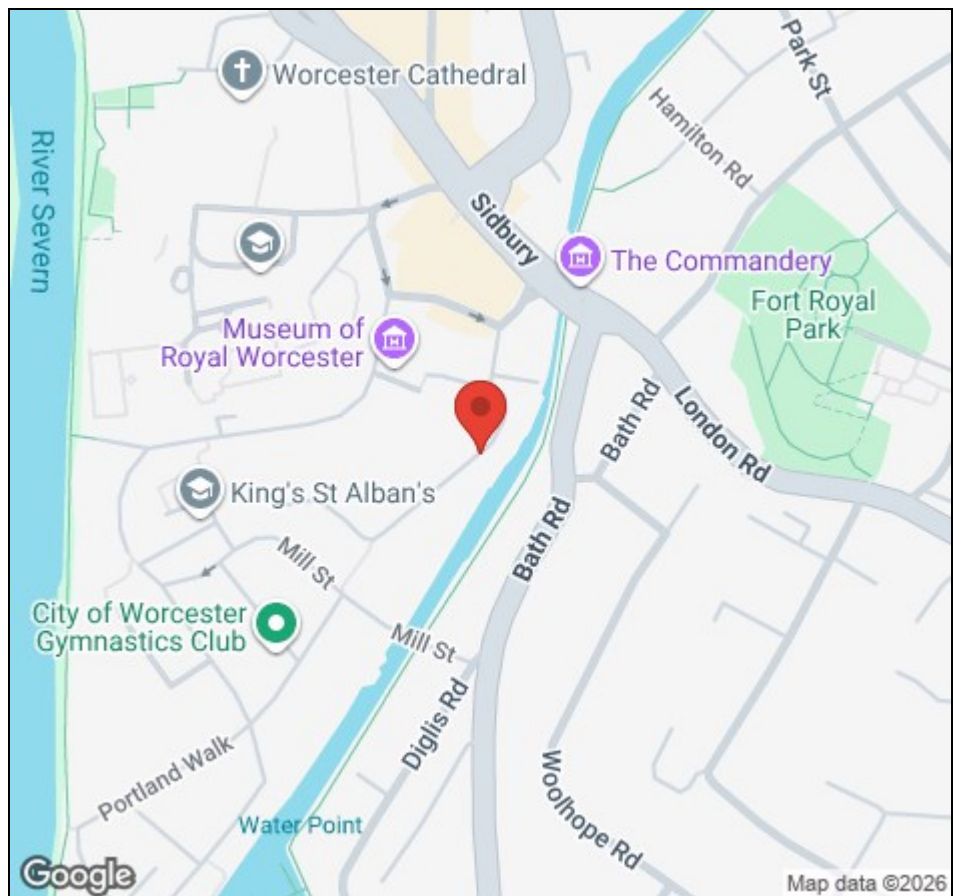
13'2 x 9'1 (4.01m x 2.77m)

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

Shower Room

7'10 x 5'6 (2.39m x 1.68m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.