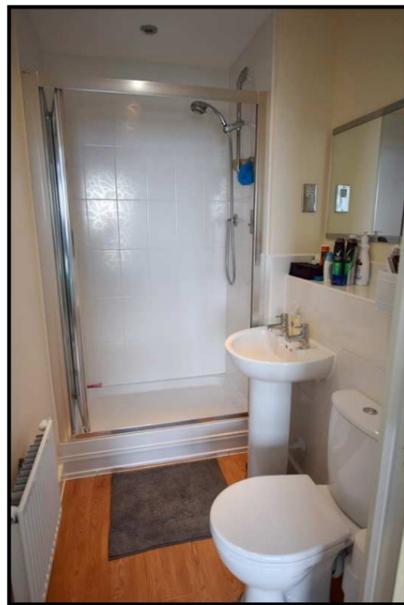


Offices throughout Worcestershire & Mayfair, London



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	88	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Allan Morris

estate agents



General view

Millwright House, Diglis, Worcester

A particularly spacious, well presented two bedroom second floor south facing Apartment enjoying glorious views to the front overlooking the basin and towards the Malvern Hills



View

PRICE: £ 260,000

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
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Apartment 7, Millwright House, Basin Road, Diglis, Worcester. WR5 3GR

All measurements are approximate.

Accommodation in more detail comprises:

The property is accessed via:

COMMUNAL ENTRANCE HALL: with lift and wooden door giving access into:

ENTRANCE HALL: with recessed lighting, radiator, telephone point, intercom entry system, door to storage cupboard with lighting, doors to all Bedrooms, door to Bathroom and door giving access into:

SITTING ROOM, DINER AND KITCHEN: Initially into:

Sitting Room and Dining Area: 16'8" x 11'0" (5.08m x 3.35m), with double glazed double opening doors onto balcony with views over the Diglis basin and towards the Malvern Hills, lighting, television aerial point, radiator, open plan into:

Kitchen: 13'4" x 8'2" (4.06m x 2.49m), fitted with a matching range of base and wall mounted units, integrated one and a half bowl drainer sink unit with top work surface over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, integrated oven with hob and extractor hood above and stainless steel splash back, recessed lighting and ceiling light point.

MASTER BEDROOM: 13'2" x 9'0" (4.01m x 2.74m), with double glazed double opening doors onto Juliette balcony with views over Diglis basin and towards the Malvern Hills, two built in mirror fronted double wardrobes with hanging rail and shelving, television aerial point, ceiling light point, radiator, door giving access into:

En-Suite Shower Room: fitted with a white suite comprising of low level W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, recessed lighting and shaver point.

BEDROOM 2: 13'1" x 8'9" (3.99m x 2.67m), with double glazed window to the rear aspect overlooking the Diglis basin and views towards the Malvern Hills, radiator, ceiling light point.

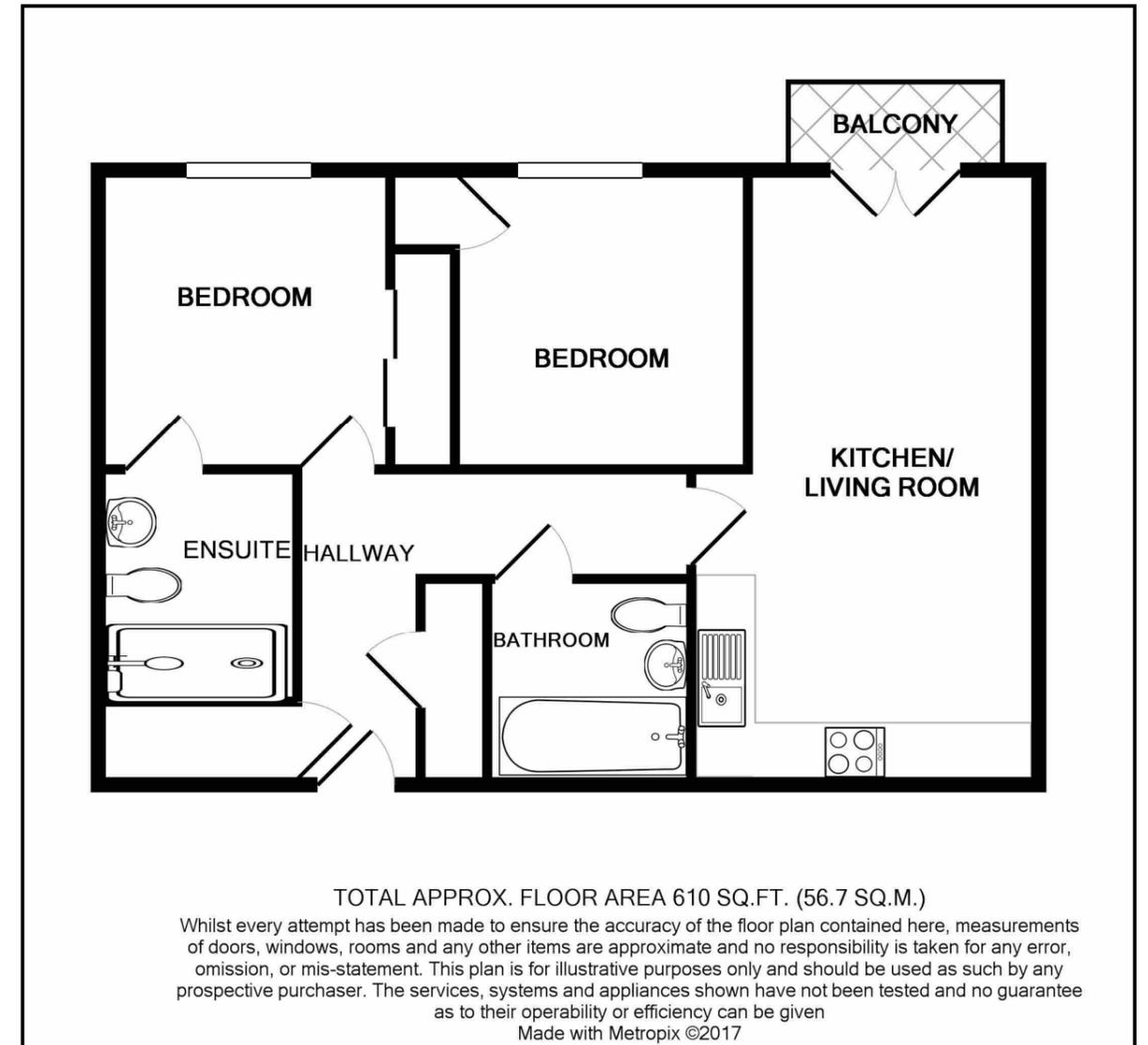
FAMILY BATHROOM: fitted with a white suite comprising of low level W.C., pedestal wash hand basin, panelled bath with shower attachment over, tiled splash backs, radiator, recessed lighting, shaver point.

OUTSIDE:

The property benefits from being south facing with secure gated allocated parking space, balcony off the Sitting Room and Dining Area with views over the Diglis basin and towards the Malvern Hills.

ROUTE TO THE PROPERTY:

From the Allan Morris Worcester Office proceed along the A38 Bath Road. After a short distance turn right into Diglis Road, continue along, bear around to the left and take the next turning right. Continue along Diglis Dock Road, where **Millwright House** can be located at the end of the road, on the right hand side before the 2nd basin.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **TENURE:** We understand the property is offered for sale LEASEHOLD. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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