

Offices throughout Worcestershire & Mayfair, London

# Allan Morris

estate agents



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs: (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions: (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs:			Not environmentally friendly - higher CO <sub>2</sub> emissions:
	77	78	76
EU Directive 2002/91/EC			EU Directive 2002/91/EC



General View

## Armstrong Drive, Diglis, Worcester.

A wonderful opportunity to acquire a first floor two double bedroom Apartment, enjoying outside balcony space with glorious views and secure underground parking space, situated close to Worcester City centre.



PRICE: £ 240,000

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Apartment 7, Waters Edge, Armstrong Drive, Diglis, Worcester. WR1 2GJ

All measurements are approximate. Accommodation in more detail comprises:

From Communal Area door provides access into:

**ENTRANCE HALL:** with ceiling light point, coving, cupboard space, door to open-plan Living Room/ Kitchen and door to:

**SPACIOUS UTILITY CUPBOARD:** with light point, plumbing for washing machine and housing the hot water tank.

**OPEN-PLAN LIVING ROOM /KITCHEN:** 21'5" maximum 15'9" minimum x 12'6" maximum 8'6" minimum (6.53m maximum 4.80m minimum x 3.81m maximum 2.59m minimum), initially into:

**Living Room Area:** with windows to side aspect, windows to front aspect with double opening glazed doors providing access out to balcony, with glorious view over the canal and Diglis Basin, television aerial point, ceiling light point, coving.

**Kitchen Area:** fitted with matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, integral appliances to include oven with hob over, extractor and lighting, dishwasher and fridge/freezer, recessed ceiling light points, under lighting, coving, tiled flooring.

**MASTER BEDROOM:** 15'0" x 10'2" maximum (4.57m x 3.10m maximum), with view overlooking canal to the front, ceiling light point, coving, television aerial point, double fitted wardrobe and door to:

**En-Suite Bathroom:** fitted with low level W.C., wall mounted wash hand basin with mixer tap over, fully tiled double shower cubicle and separate bath, part tiled walls, recessed ceiling light points, further recessed lighting with shelving, wall mounted recessed cupboard with mirrored door and further lighting, extractor fan, coving, heated towel rail.

**BEDROOM 2:** 10'8" x 9'5" (3.25m x 2.87m), with window to front aspect enjoying glorious view, ceiling light point, coving, fitted wardrobe, television aerial point.

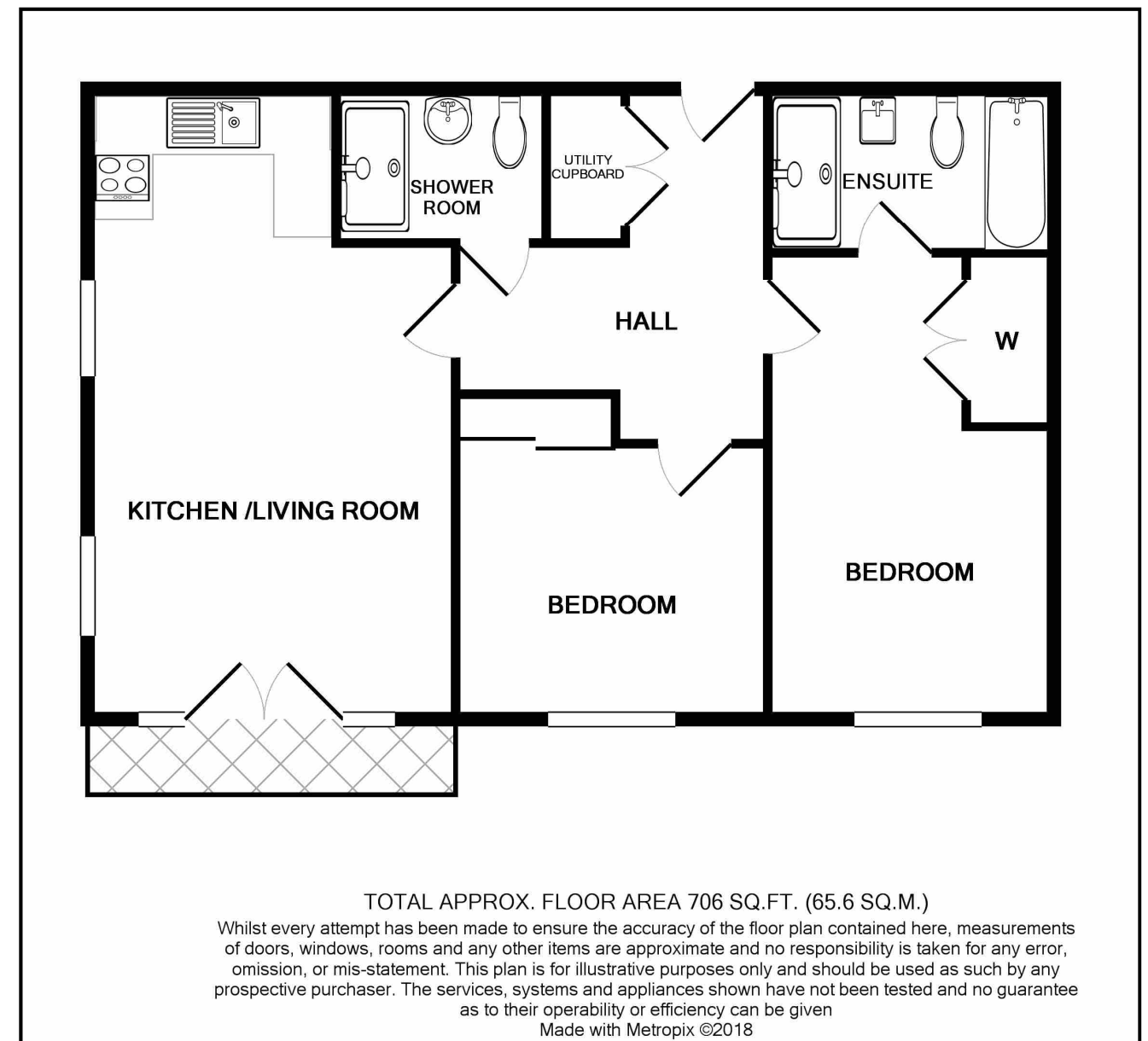
**SHOWER ROOM:** fitted with low level W.C., wall mounted wash hand basin with mixer tap over and double fitted fully tiled shower cubicle, recessed ceiling light points, coving, heated towel rail, extractor fan.

#### **OUTSIDE:**

The property benefits from private balcony area enjoying a sunny aspect and with glorious view. There is also the benefit of underground allocated parking space.

#### **AGENTS NOTE:**

*The development benefits from lift access and the Apartment benefits from underfloor heating throughout.*



#### **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.

**ROUTE TO THE PROPERTY:** From Worcester City centre proceed out along the A38 Bath Road. Turn right into Mill Street and first left into Portland Street. Continue along Portland Street, then turn left into Armstrong Drive and Waters Edge is the last canal side building on the left. The entrance to the underground car park is on the right half way down Armstrong Drive.

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