



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 5, Aston Court, Basin Road, Diglis, Worcester. WR5 3FR

Offers Over £300,000

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A fantastically situated two double bedroom waterside Apartment, benefiting from a large balcony, riverside views in the ever popular Diglis area of Worcester.

Accommodation briefly comprising: Entrance Hall with useful storage cupboard, open plan Lounge/Diner with balcony off, modern kitchen, Master Bedroom with En-Suite and built in wardrobes, further double Bedroom with useful storage and Bathroom.

Outside: The Apartment benefits from a covered balcony overlooking the river as well as large allocated parking space.

Agents Note: High-specification finish to include Granite kitchen worktops, Antico floorings and quality finishes.

Lounge/Diner - 6.25m x 5.49m (20'6" max x 18'0")

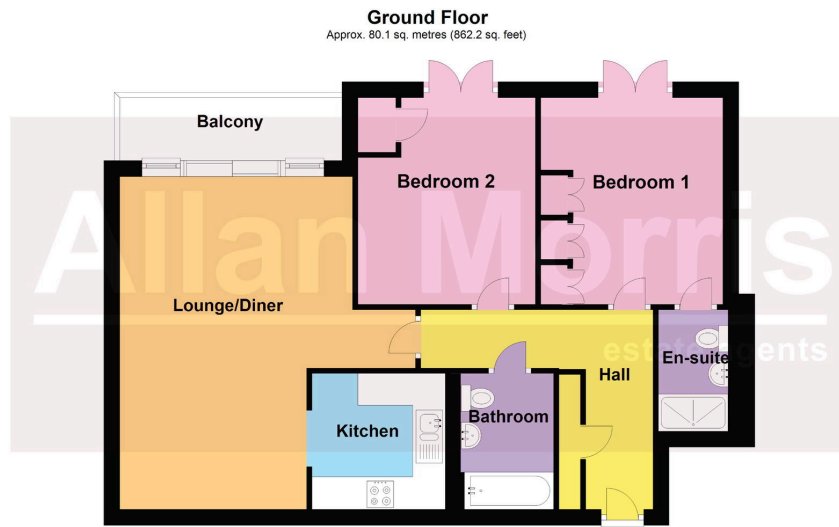
Kitchen - 2.59m x 2.51m (8'6" x 8'3")

Balcony - 4.27m x 4.24m (14'0" x 13'11")

Bedroom 1 - 3.84m x 3.4m (12'7" x 11'2")

Bedroom 2 - 3.89m x 3.3m (12'9" x 10'10")





Total area: approx. 80.1 sq. metres (862.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Riverside views
- Large Allocated Parking Space
- 2 double Bedrooms
- Upper ground floor Apartment
- Luxury Apartment
- Balcony
- Open plan Living Space
- 2 Bathrooms
- Within walking distance to city centre
- Ensuite Bathroom



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	