

Apartment 2 Doughty Court,  
Princes Drive, Worcester  
WR1 2PD



A canal-side apartment with a balcony set within the Diglis development.

This contemporary home, built by the prestigious Berkeley Homes, is set within Diglis & provides easy walking access into the city centre.

Worcester has a wide range of amenities available on your doorstep, to include Good Roots, a firm favourite as a brunch spot & the Diglis Hotel, perfect for a drink by the river. There are many day to day staples- supermarkets, shops, cafes, & leisure facilities. There are two train stations which offer direct links to London as well as the recently opened Worcestershire Parkway station providing further routes cross-country.

The ground floor home comprises; communal security door with access into the private doorway to the flat. From the door is access into the reception hallway, which leads into the useful utility cupboard, cloaks/storage cupboard, the main bedroom, shower room & kitchen/living/dining room.

From the living/dining area are double doors out to the balcony - ideal for a morning coffee or an evening sun downer. The kitchen has a range of base & wall units, sink & drainer, integrated white goods & appliances, integrated oven, hob & extractor.

The shower room has a walk in cubicle, close-coupled W.C & wash basin. There is tiling to the walls & an extractor system. The bedroom has built in storage.

There is an allocated parking space for the home & an additional permit is available for any guests/visitors.

The home is leasehold & we have been advised there are 110 years left on the lease. We understand the service charge is around £1507 per annum & the ground rent is £150 per annum.

LEASEHOLD

Council Tax Band B Worcester Council







### Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

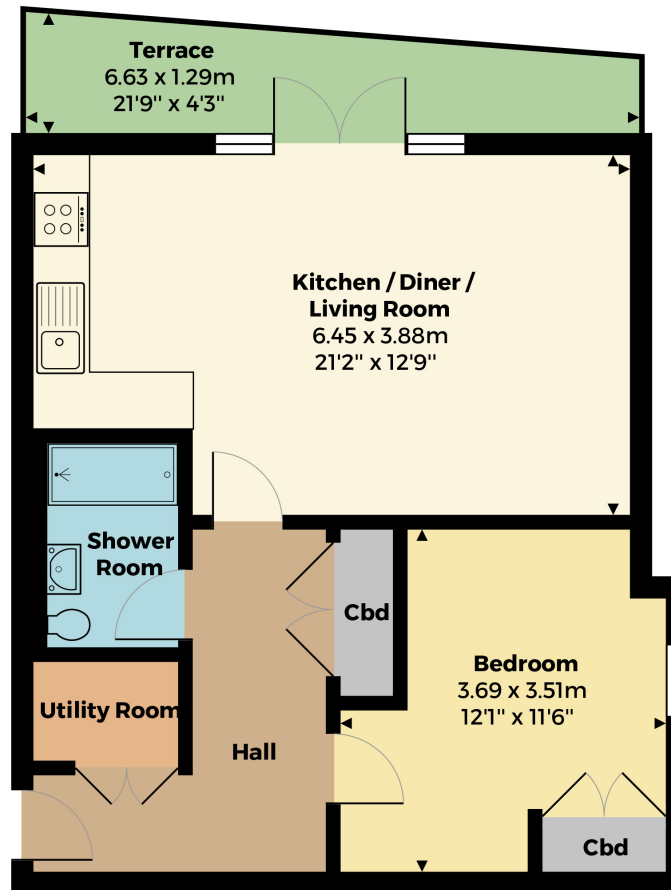


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



Ground Floor

[sheltonandlines.co.uk](http://sheltonandlines.co.uk)