



64 Harry Davis Court, Armstrong
Drive, Diglis, Worcester WR1 2AJ

Living in Worcester City is a dream for many, and living close to the River Severn is an added bonus. This luxury apartment by Messrs Berkeley Homes is perfect for those looking for a comfortable lifestyle, complete with two secure off-road parking spaces.

As you enter the building, you'll be greeted by a stunning glass elevator and a spiral staircase illuminated by natural light. The spacious entrance hall leads to the modern, airy living room, which includes a fully fitted kitchen area with space for a table and chairs.

The main bedroom is large enough for a double bed and has fitted wardrobes, leaving plenty of space for additional furniture. The bedroom also has access to an ensuite with a four piece bathroom suite. The second bedroom is also a double room. There is a separate shower room as well.

The entrance hall inside the apartment includes a storage cupboard, entry phone system, and a utility section.

This second floor apartment is an excellent opportunity to live in a beautiful location.

Council Tax Band C - Worcester Council

LEASEHOLD

Lease 112 Years Remaining

Ground rent £200 per annum

Service Charge £1700 per annum






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 conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

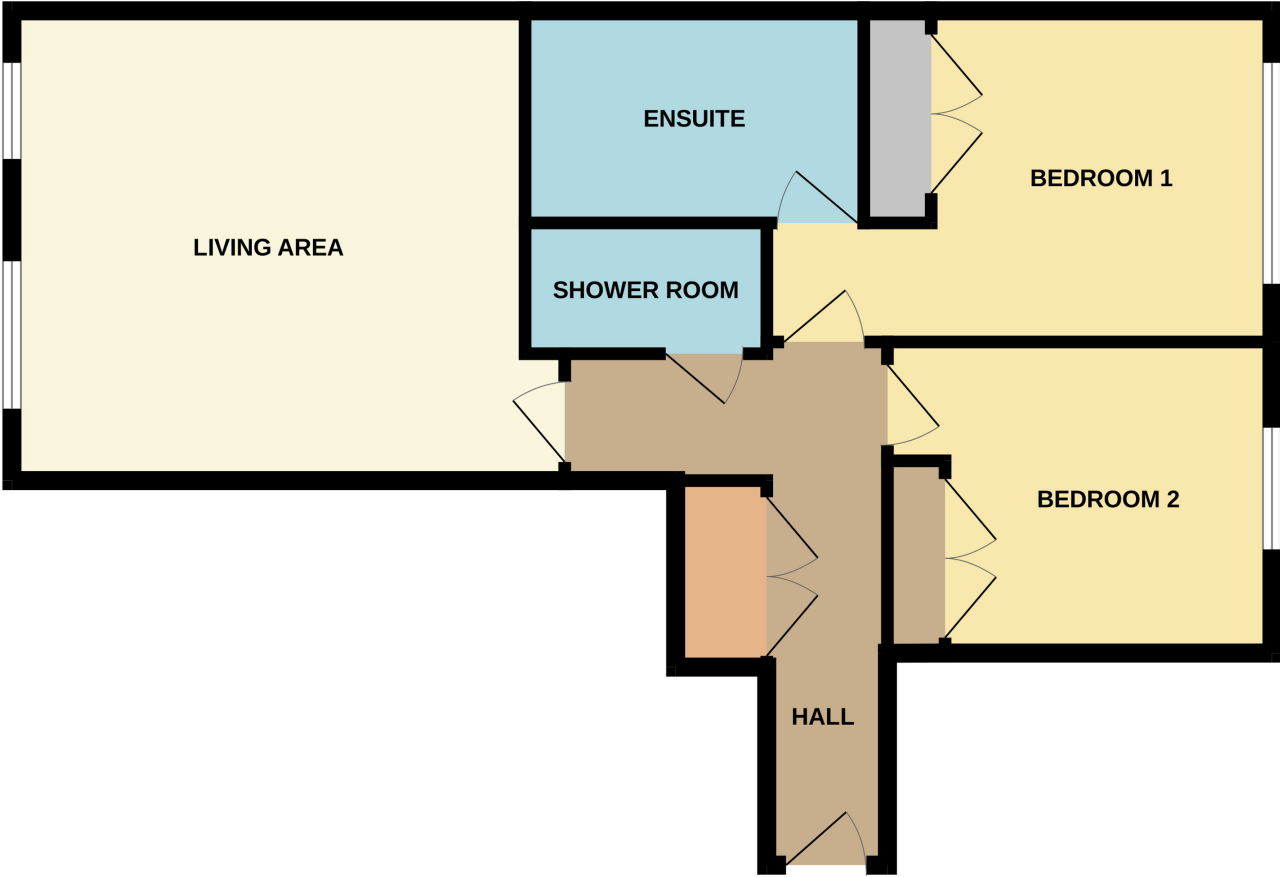


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.

SECOND FLOOR



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