

Apartment 33 Aston Court, Basin
Road, Diglis, Worcester WR5 3FR

A two double bedroom, two bathroom apartment with far reaching rural views over the River Severn & Chapter Meadows nature reserve.

This second floor home has a dual aspect outlook over both the river and Worcester cathedral. The property has been well cared for and comprises a security entrance hallway with stairs and lift rising to the second floor. From this landing, the apartment front door leads into an L-shaped hallway, off which there is a useful storage/utility cupboard, two bedrooms, the bathroom and living area.

The utility cupboard has space for coats and shoes, a washing machine, tumble dryer, freezer and additional storage.

The main bedroom has an en-suite shower room with a shower cubicle, W.C, pedestal wash basin and a heated towel rail. Double doors lead out onto a wide balcony, which is also accessible from bedroom two & both bedrooms having built in wardrobes.

The lounge/diner has a dual aspect outlook with sliding door out onto a walk on, covered balcony and in the dining area there are double opening doors enjoying a view to the front & the side aspects. Off the dining space is the fitted kitchen, which has a range of base & wall units, integrated double oven, separate gas hob & extractor, sink with one and a half bowl stainless steel drainer & integrated dishwasher and fridge/freezer.

The main bathroom has a contemporary white suite with shower over the bath, W.C, wash basin & heated towel rail.

Externally, there is an under croft parking for a vehicle that is 12 ft long & an store room.

The home is conveniently located for riverside walks & the Diglis basin & marina, as well as the city centre. Diglis has the cafe afloat, serving takeaway drinks & food, a hotel with an outdoor seating area, Good Roots cafe, Pistons Gin & a gym. Worcester has a further range of amenities to include pubs, bars, restaurants, cafes, shops, supermarkets, & leisure facilities. There are two train stations offering direct access to London.

LEASEHOLD

Council Tax Band D - Worcester Council

We understand the lease was granted for 125 years from commencement of the Diglis Estate from 2005. There is a service charge of £1047.32 payable bi-annually & ground rent of £251 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



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



Second Floor

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