



**Allan Morris**  
estate agents

Princes Drive, Diglis,  
Worcester.

**Apartment 5, Stinton Court, Princes Drive, Diglis, Worcester. WR1 2PE**

**Features**

- Views over canal
- South-easterly facing
- Walking distance to City centre
- Allocated parking space
- Underfloor heating throughout
- NO ONWARD CHAIN

An immaculately presented first floor Apartment, offering canalside living in the heart of the City.

Accommodation briefly comprises: Lift access to first floor, Entrance Hall with Laundry/Storage Cupboard and Cloaks Cupboard, open-plan Living/Dining Room with Juliet balcony overlooking canal, fully fitted Kitchen with integrated appliances, Master Bedroom with fitted wardrobes, Juliet balcony and En-Suite Bathroom with separate shower enclosure, Bedroom 2 with fitted wardrobes, Shower Room.

Outside: The Apartment benefits from an allocated parking space.

**LOCATION:**

The Apartment is within easy walking distance to the City centre and all it's amenities, together with local canal and riverside walks and easy access to major transport links.





### Directions:

From the Allan Morris in Sidbury, turn left into Edgar Street, then left again into Severn Street and left into King Street. Continue along and turn right into Princes Drive, where Stinton Court can be found on the left hand side.

WAM 7071



### Useful Information:

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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. 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.

## Floorplan Measurements:

LIVING / DINING AREA:  
13'9" x 11'4"

KITCHEN:  
8'9" x 6'4"

BEDROOM 1:  
12'11" x 9'10"

EN-SUITE BATHROOM:  
9'10" maximum x 5'11"

BEDROOM 2:  
9'4" x 8'11"

SHOWER ROOM:  
5'8" x 5'7"

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## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ