



Allan Morris
estate agents

**Crossley Road, Diglis,
Worcester.**

**40 Bevington Court, Crossley Road, Diglis,
Worcester. WR5 3GF**

Features

- 2 Bedrooms
- 1st Floor
- Open-plan Living/Kitchen area
- Secure allocated parking
- Diglis location
- Close to amenities

A purpose built 1st floor Apartment with balcony and situated in the popular Diglis area of Worcester. The property benefits from two double Bedrooms and allocated parking.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Kitchen Area with balcony off, two double Bedrooms and Bathroom.

Outside: There is a balcony and secure allocated parking space.

LOCATION:

The Apartment is within easy reach of Worcester City and all its amenities, together with local riverside walks and cafes, together with ease of access to major transport links.





Directions:

From the Allan Morris Worcester Office proceed along the A38 Bath Road. After a short distance turn right into Diglis Road, continue along to the roundabout before taking the 2nd exit onto Diglis Dock Road. Continue along for a short while, before turning right onto Crossley Road. Proceed through the gates, where number 40 will be in front of you, as indicated by our For Sale board.

WAM 7242

Useful Information:

Tenure: Leasehold

EPC Rating: B

Council Tax Band: B



Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 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.

Floorplan Measurements:

LIVING AREA / KITCHEN:
24'5" x 12'5"

BEDROOM 1:
15'11" x 9'7"

BEDROOM 2:
12'4" maximum x 12'4" maximum

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.

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk