



7 Diglis Court, Worcester, WR5 3BF  
Asking price £200,000

2 1 1 D



Philip Laney & Jolly Worcester offer to the market a unique and split level coach house style apartment situated within an enviable private canal side location. Offered with no onward chain this two double bedroom property is spacious and within walking distance to the City Centre whilst having the benefit of an allocated parking space.

The accommodation provides an entrance hall to the ground floor with a double bedroom and a WC. Stairs rise to the first floor opening to the spacious landing with doors opening to a living room enjoying front and rear outlook, kitchen comprising a range of wall and base units with integrated appliances, main bedroom that benefits from a fitted en-suite and a range of fitted bedroom furniture.

The property benefits further from double glazing, gas central heating and useful built in storage. An internal viewing is highly recommended. EPC Grade D

#### Entrance Hall

Wooden door opens to the entrance hall. Stairs rise to the first floor, ceiling light point, radiator and smoke alarm, Door to:

#### Bedroom Two

Double glazed sash window to the rear aspect, ceiling light point and radiator.

#### WC

Obscure double glazed window to the side aspect, part tiled walls, WC. pedestal wash hand basin and radiator.

#### Landing

Sash double glazed window to the rear aspect, access to roof storage, intercom system, five ceiling spotlights and useful storage cupboard.

#### Living Room

Wood surround fireplace with fitted electric coal effect gas fire, two radiators, double glazed sash window overlooking rear aspect, two ceiling light points and double glazed French door to a Juliet balcony.

#### Kitchen

A range of high and base level storage cupboards with roll top work surfaces, single bowl stainless bowl sink unit with mixer tap over and cupboards under, built in appliances to include RANGE OVEN and 5 RING GAS HOB with ROSIERES EXTRACTOR over, WASHING MACHINE, slimline DISHWASHER, FRIDGE and FREEZER. Double glazed sash window overlooking front aspect, wall mounted cupboard housing Worcester boiler, tiled splashbacks, ceramic tiled floor and ceiling light point.







### Bedroom One

A range of FITTED BEDROOM FURNITURE to include two wardrobes with hanging space and shelving, further shelving area, two bedside cabinets, radiator, double glazed sash window overlooking front aspect and door to

### En-Suite

White suite comprising low level WC, wash hand basin set within a vanity cupboard with tiled splashbacks and feature arch, corner shower cubicle with fitted shower unit, ceramic tiled floor, heated towel rail, obscured double glazed sash window, half tiled walls, recessed spotlights.

### Outside

The property benefits from one parking space together with visitors parking area and bin store. The courtyard has double wrought iron gates and a pedestrian gate which is security code numbered. Please note there are no gardens to the property. Set off the courtyard there is a gate which leads to the canal and towpath.

### Tenure leasehold

We understand (subject to legal verification) that the property is Leasehold.

The current lease is 125 years granted in 2002

The service charge is £94.75 per month

### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

### Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

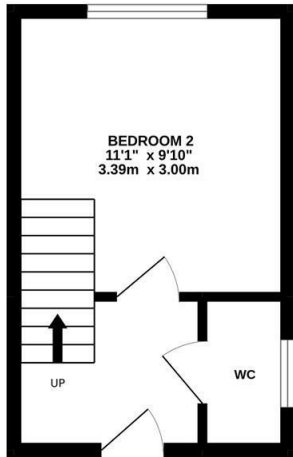
Worcester Council

<https://www.worcester.gov.uk/council-tax>

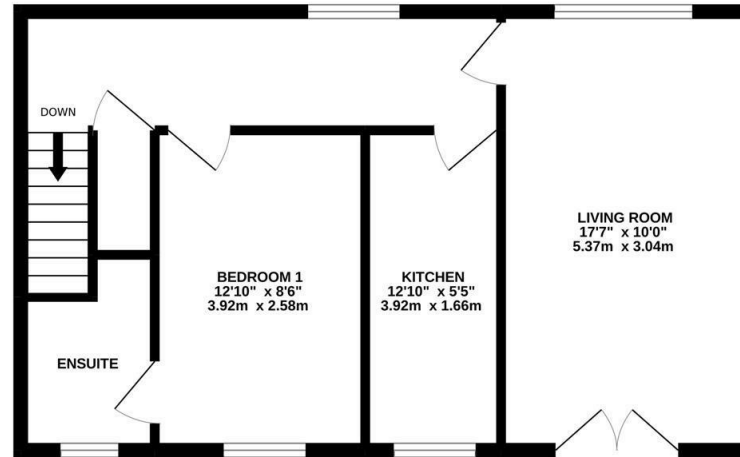
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).



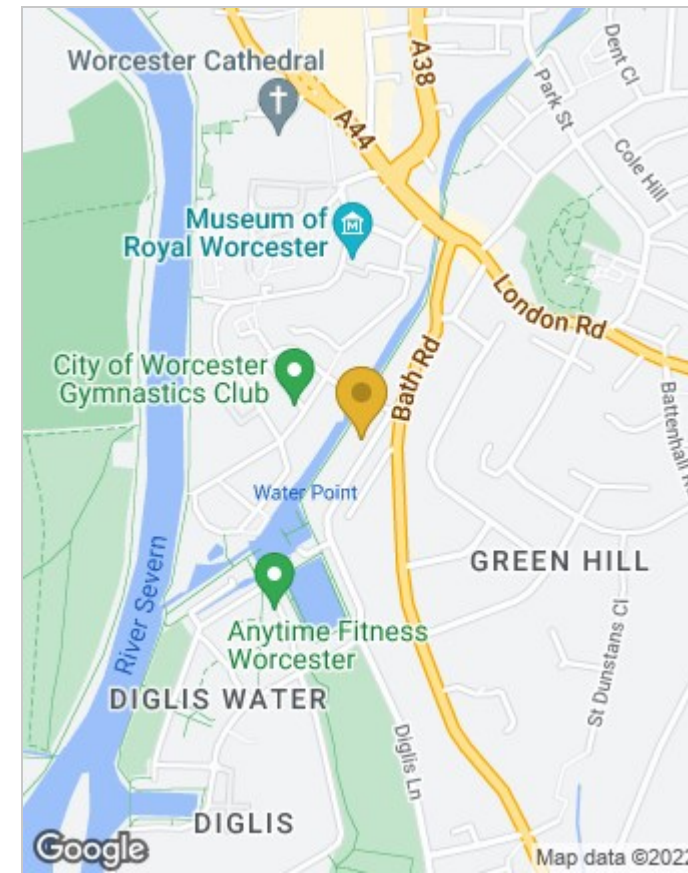
GROUND FLOOR



FIRST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10(A)	A		
11-15(B)	B		81
16-20(C)	C	66	
21-25(D)	D		
26-30(E)	E		
31-35(F)	F		
36-45(G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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