

Philip Laney & Jolly

39 Medina House Diglis Dock Road, Worcester, WR5 3DD

Asking Price £185,000

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PLJ Worcester are delighted to present this very well-presented two-bedroom second-floor apartment, ideally situated within the highly popular Diglis area of Worcester. Offering modern and comfortable accommodation, the property is perfectly positioned for access to Worcester city centre, while also being within easy walking distance of the River Severn and the picturesque riverside walks.

A standout feature of this apartment is the fantastic outlook with it overlooking the marina and with views back towards Worcester Cathedral as well.

The apartment briefly comprises a spacious entrance hallway leading into the open-plan living, dining and kitchen area, creating an excellent sociable space for both everyday living and entertaining. The living area benefits from doors opening onto a private balcony, which enjoys the attractive views across the marina and towards Worcester Cathedral.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further complemented by a modern en-suite shower room whilst the second bedroom does enjoy the outlook towards the marina and a door into the balcony. A separate main bathroom completes the accommodation.

The combination of its popular location, well-presented accommodation, two double bedrooms and attractive balcony views makes this an ideal home for a variety of buyers, including those looking to enjoy convenient city living with the added benefit of being close to the river and marina.

EPC: C Council Tax Band: C Tenure: Leasehold

Hallway
Storage cupboard housing boiler system. Loft access. Radiator and ceiling light point. Doors off to:

Living Room
Double glazed window and doors to balcony. Radiator and two ceiling light points.

Kitchen
Kitchen fitted with a range of matching wall and base units with worksurface over. Integrated double cooker and hob with extractor over, fridge freezer, dishwasher and washing machine. Stainless steel sink and drainer with mixer tap. Ceiling spotlights.

Bedroom One
Double glazed Juliette balcony. Built-in wardrobes. Radiator and ceiling light point.

En-Suite
Obscure double glazed window. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Ceiling spotlights. Extractor fan and radiator.

Bedroom Two
Double glazed Juliette balcony. Built-in wardrobes. Radiator and ceiling light point. Double glazed door onto balcony.

Bathroom
Large shower tray with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashback and flooring. Extractor fan and heated towel rail.

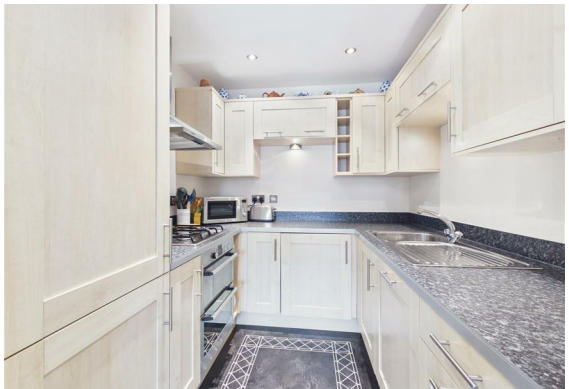
Parking
Parking for the property is via the allocated parking space.











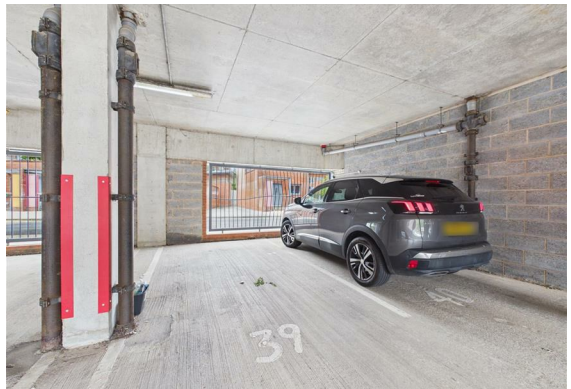












Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold with 105 years remaining on the lease, ground rent for 2026 was £268.79. Service charge for 2026 was £3822 which was higher than normal due to additional work needing to be completed on the roof. There is also an estate management charge of £244.63 per annum.

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.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

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).

Broadband

We understand currently fibre to the cabinet is available to this property yet.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Verifying ID

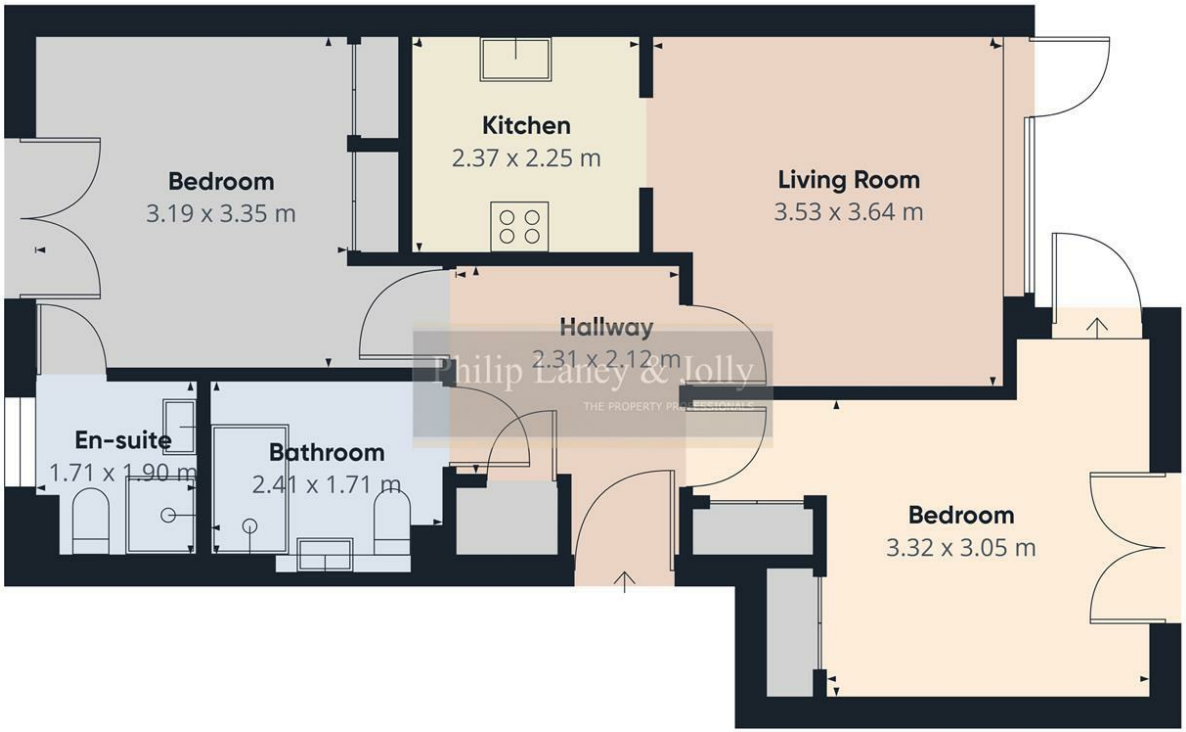
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



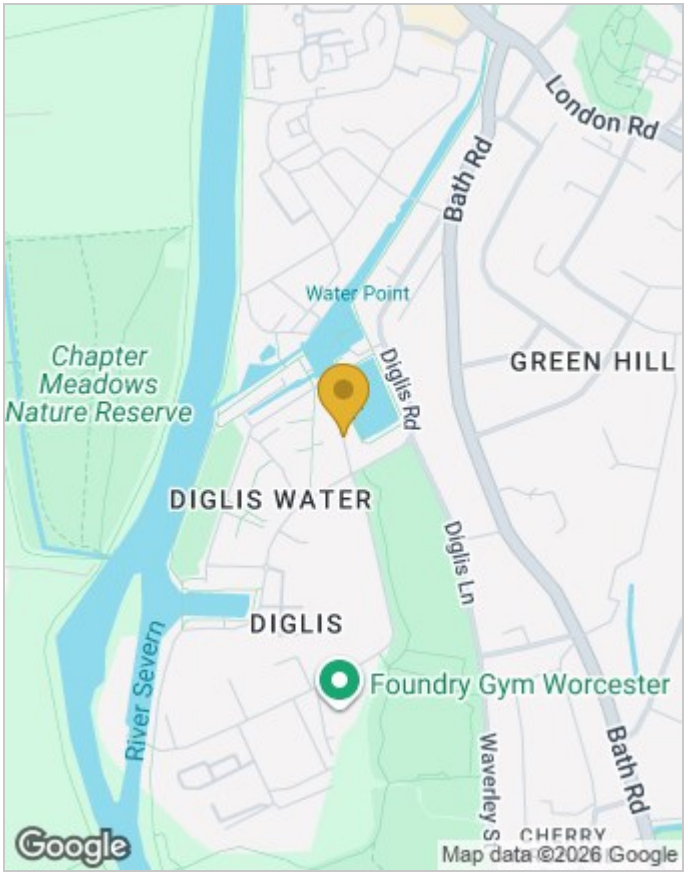
Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

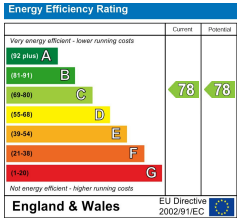
Approximate total area(1)
60 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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