



**Allan Morris**  
estate agents

**Basin Road, Diglis, Worcester.**

**Apartment 44, Pollard Court, Basin Road,  
Diglis, Worcester. WR5 3GB**

**Features**

- 1st Floor Apartment
- 2 Double Bedrooms
- 2 Bathrooms
- Allocated parking space
- Park view
- Diglis location

A deceptively spacious first floor two double bedroom Apartment with Diglis Park views.

Accommodation briefly comprises: Entrance Hall with storage cupboard, spacious dual aspect open-plan Lounge/Kitchen/Diner with views overlooking Diglis Park, Bedroom 1 with En-Suite Shower Room, further double Bedroom and Bathroom.

Outside: There is an allocated parking space.

**LOCATION:**

The property is situated in the heart of Diglis, the Diglis waterside development, offering easy access to the City centre, major transport links and riverside walks.





### Directions:

From the Allan Morris Worcester office proceed along the A38 Bath Road. After a short distance turn right into Diglis Road. Follow Diglis Road, bearing around to the left and take the next right at the roundabout onto Diglis Dock Road. Continue along this road to the next roundabout, before taking a right hand turn into Basin Road, where Pollard Court can be located on the right hand side, as indicated by our For Sale board.

WAM 7235



### Useful Information:

Tenure: Leasehold

EPC Rating: B

Council Tax Band: B

**Ground Floor**  
Approx. 67.2 sq. metres (723.2 sq. feet)



Total area: approx. 67.2 sq. metres (723.2 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:**

LOUNGE / KITCHEN / DINER:  
20'9" x 14'10"

BEDROOM 1:  
16'6" x 15'4"

BEDROOM 2:  
11'5" x 11'3"

**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