FOR SALE







16 Bridgeview House, Woodhouse Close, Worcester, WR5 3FQ

2 Bedrooms, 1 Bathroom, First Floor Apartment

Offers in the Region of £245,000



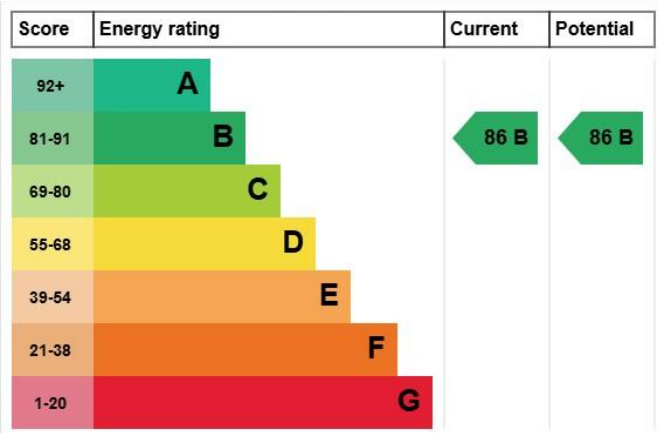
- **First Floor Apartment**
- **Balcony views overlooking the Basin**
- **Two Double Bedrooms**
- **Secure undercroft gated parking**
- **Situated in popular area of Diglis**
- **En suite and bathroom**
- **Fitted Kitchen**
- **Council Tax Band D**
- **EPC Rating Band B**
- **Lift Access**

*** BALCONY WITH VIEW OVER BASIN ***

Situated in the popular area of Diglis, Martin & Co are pleased to offer this well presented first floor apartment, with secure undercroft gated parking. This spacious apartment offers accommodation of approximately 865sqft, comprising: hallway, lounge/dining room with balcony, fitted kitchen, two double bedrooms, ensuite shower room & bathroom.

In addition, this property benefits from double glazing, gas fired central heating and lift access within the building. There is a long lease with 110 years remaining.

KEY FACTS
Secure undercroft parking
Lease term 110 years remaining
Ground rent £251.42pa
Service charge £2879.08pa
Council Tax Band D
EPC Rating Band B
Logic Combi Boiler
Security Entrance Intercom







INCLUSIONS
Floor coverings as fitted
Built-in Electric oven, gas hob, cooker hood
Integrated fridge/freezer, dishwasher & washer/dryer

FIRST FLOOR APARTMENT

HALL 3.66m x 1.08m & 2.42m x 1.07m (12'0" x 3'6" & 7'11" x 3'6")

STORE CUPBOARD 1.48m x 1.09m (4'10" x 3'7")

LOUNGE & DINING ROOM

LOUNGE AREA 5.57m x 3.59m , 4.76m (18'3" x 11'9",15'7)

DINING AREA 2.61m x 2.39m (8'7" x 7'10")

FITTED KITCHEN 2.52m x 2.47m (8'3" x 8'1")

BEDROOM ONE 4.70m x 2.55m ,3.15m (15'5" x 8'4"

EN SUITE SHOWER ROOM 2.18m x 1.48m (7'2" x 4'10")

BEDROOM TWO 4.41m x 2.77m

BATHROOM 2.51m x 1.95m (8'3" x 6'5")

OUTSIDE

BALCONY 2.01m x 1.33m (6'7" x 4'4")

PARKING
There is a secure parking space allocated in the undercroft garage





FIRST FLOOR APARTMENT
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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The Property Ombudsman