

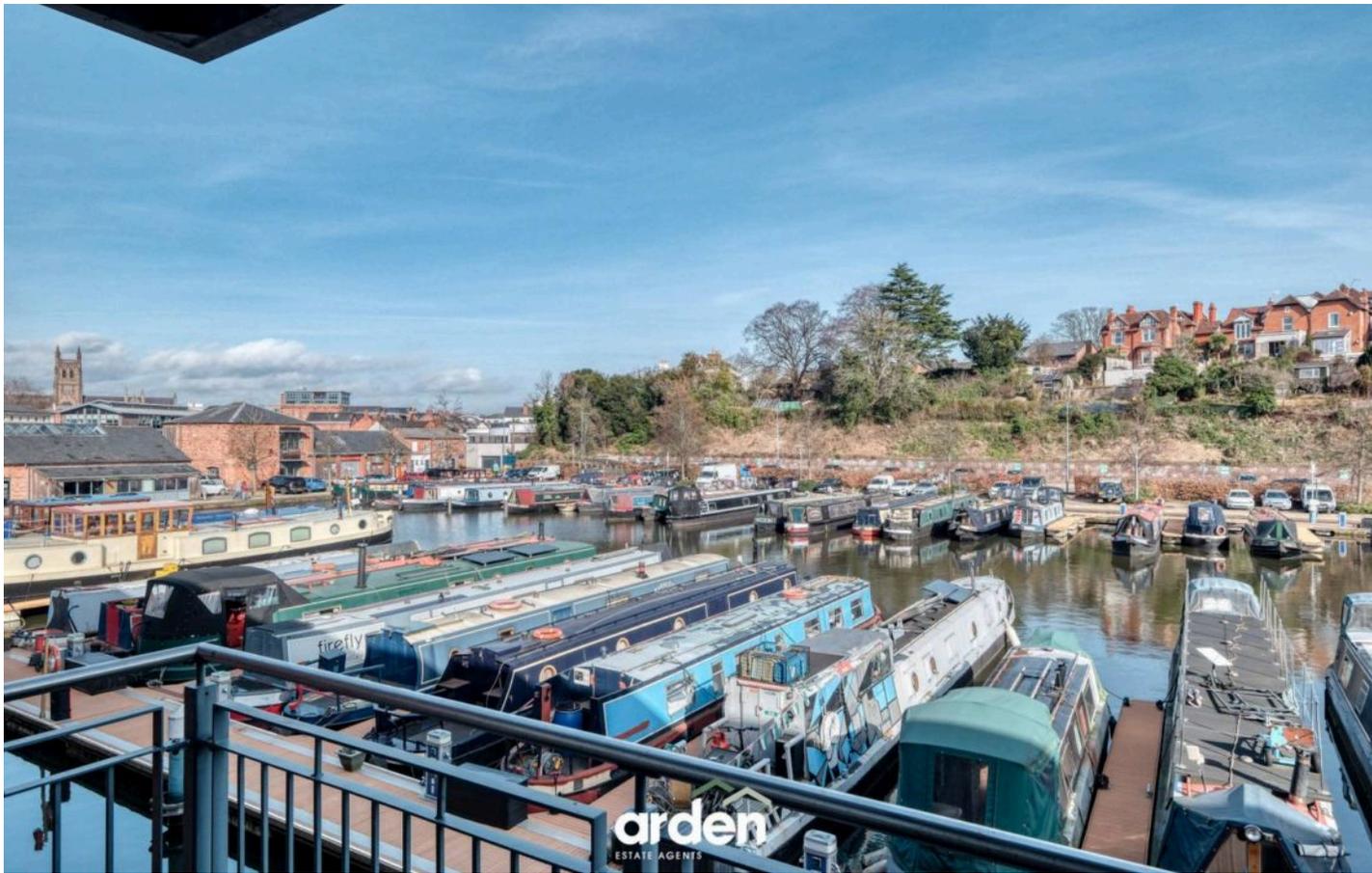


44 Medina House Diglis Dock Road, Worcester

Worcester

arden  
ESTATE AGENTS

Offers Over £200,000



## 44 Medina House Diglis Dock Road

Worcester, Worcester

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful Views Of Worcester Cathedral And Docks
- Convenient Gated Parking
- Walking Distance To The City Centre
- 125 Years Left On The Lease
- En-Suite To The Main Bedroom



## 44 Medina House Diglis Dock Road

Worcester, Worcester

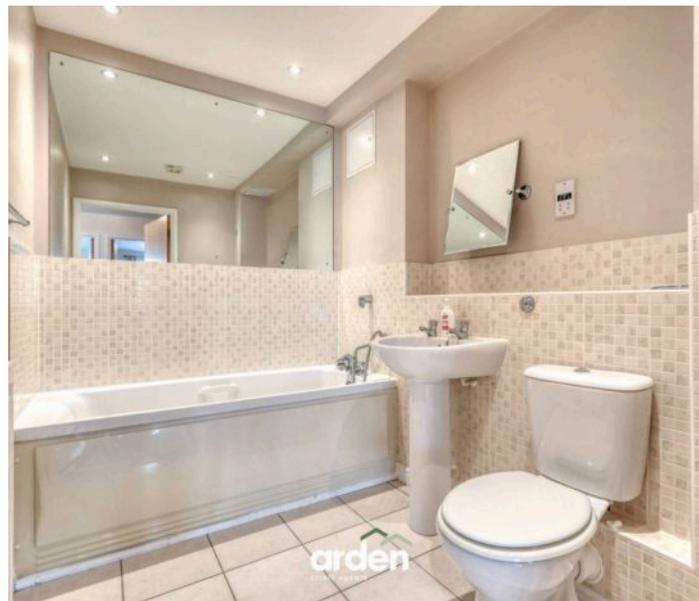
Welcome to Medina House, a Diglis-located apartment offering stunning views of Diglis Docks and Worcester Cathedral. This two-bedroom apartment comes to the market with no onward chain and benefits from a remaining lease length of 125 years.

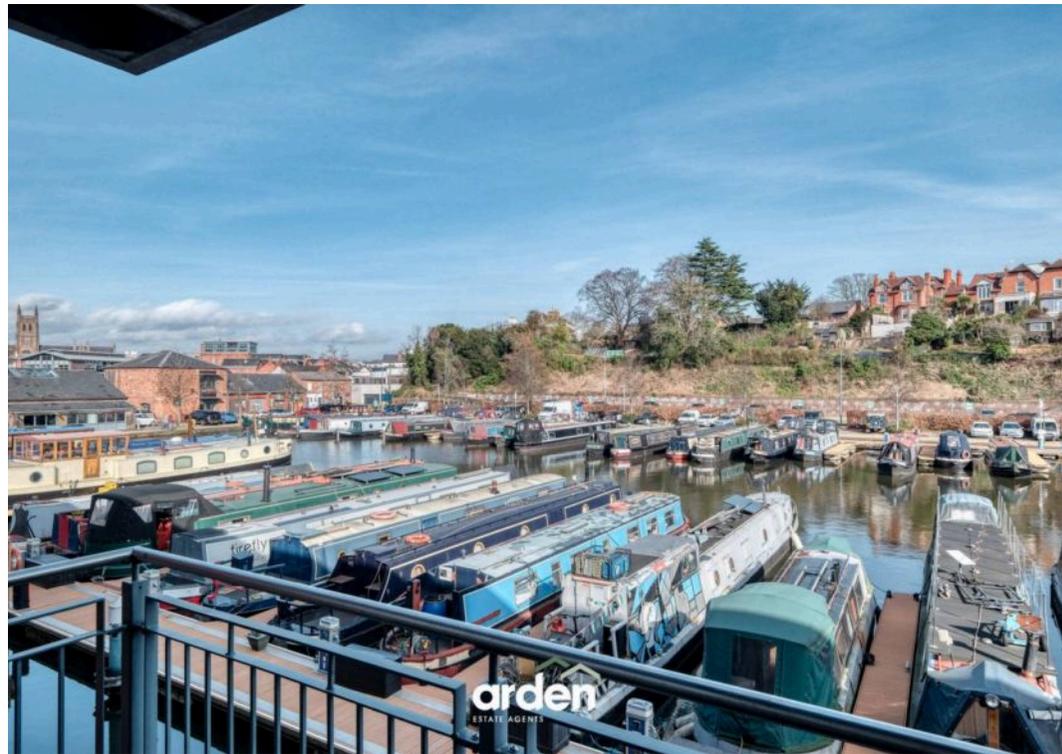
Upon entering the property, the hallway provides access to the rest of the apartment and offers ample built-in storage cupboards.

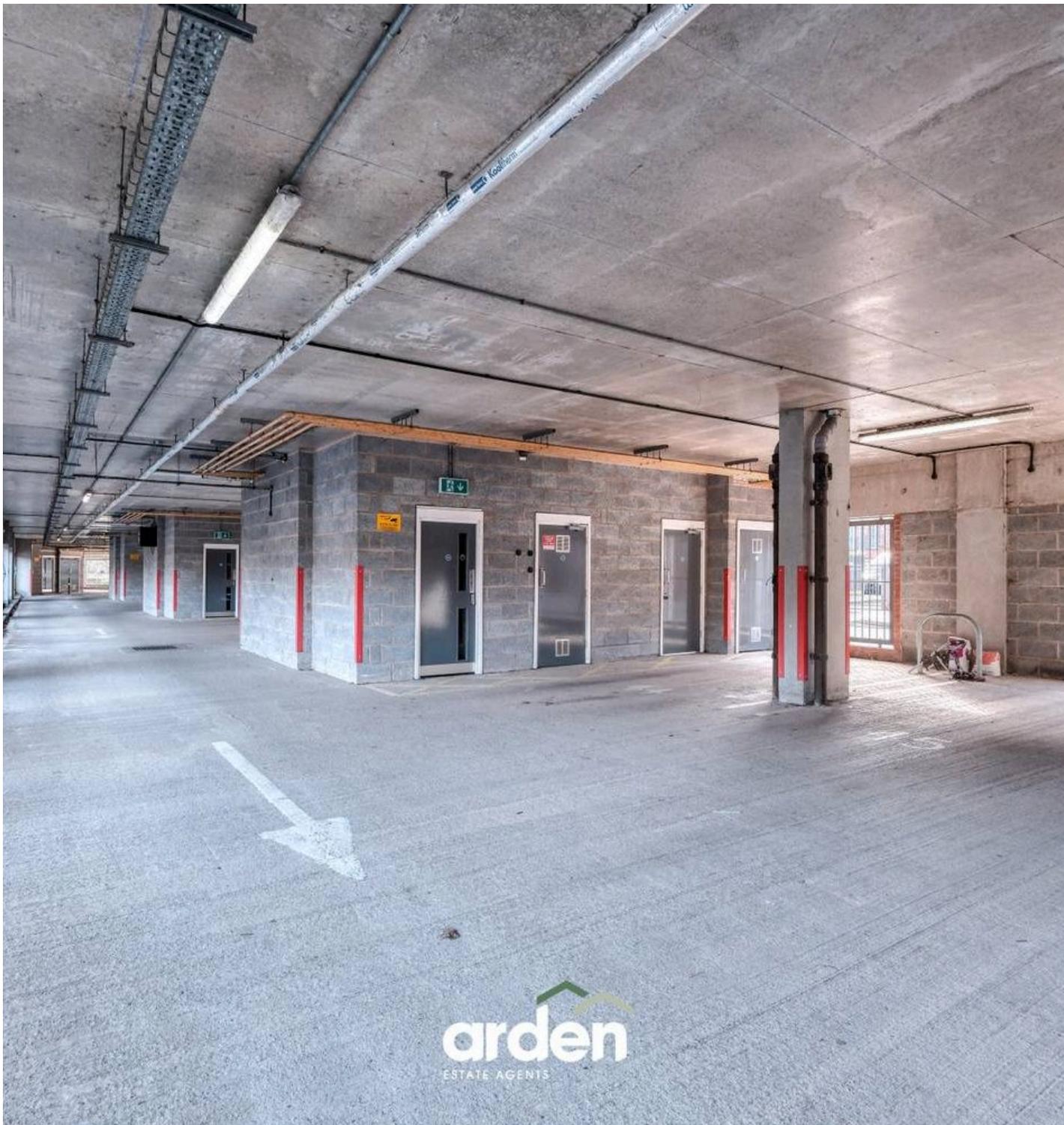
The home features a spacious lounge with a separate kitchen area. While the kitchen is not enclosed by a door, it allows for an open-plan feel and provides access to the private balcony.

Both double bedrooms benefit from multiple storage cupboards, ideal for wardrobe space. The main bedroom also features a private en-suite and a Juliet balcony, creating a bright and airy environment.

Further benefits include a secure gated parking space, a family bathroom, and over 740 sq ft of living accommodation.







## BALCONY

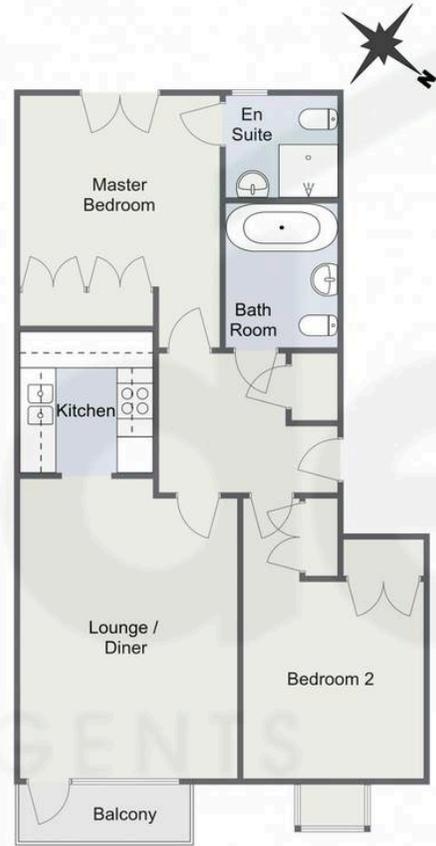
### Secure gated

1 Parking Space

Agent Note: Please be aware that some photos include AI staging. We have been made aware that the property is leasehold, with a lease length remaining of 125 years. The service charge is approximately £342 a month. Ground Rent is approximately ??? This information will need to be confirmed by a solicitor.

**Location:** Situated in the popular Diglis area of Worcester, it benefits from having playing fields, gym, a hotel and pub. This is an attractive location due to its close proximity to the city centre, which offers wine bars, restaurants and shopping. Foregate Street Station is in the city if you need to commute and you are also perfectly positioned for canal and river walks.

# Medina House, Diglis Dock Road, Worcester



Total Area Approx  
69.4 Sq M  
747.0 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

## Arden Estates

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