



40 St. Wulstans Court Bath Road, Worcester

Worcester

£290,000

# 40 St. Wulstans Court Bath Road

Worcester, Worcester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Cathedral Sunset Views
- Two Double Bedrooms & Two Bathrooms
- Two Balconies, East and West Facing
- Popular Diglis Location
- Lifts and Stairs Access
- Undercover Parking Space

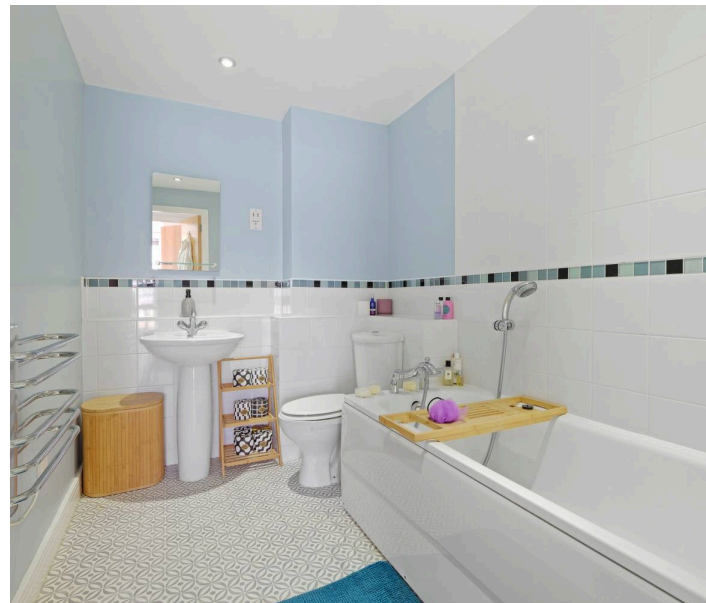




A spacious duplex, penthouse apartment, with an undisturbed view of the Worcester Cathedral. Located in the highly sought-after Diglis area and benefiting from an undercover parking space. Just a short walk from Worcester city centre, this individual apartment is over two floors, and has two balconies. One East facing balcony to the front that enjoys the morning sun. The larger balcony is off the generous living space and is West facing, offering views of the Malvern's, Canal and Cathedral. Allowing you to enjoy stunning sunsets from your sofa. The property features two well-proportioned double bedrooms, both with great views. Main bedroom with an en-suite and additional family bathroom. The bedrooms are located on the lower floor and you have access to these from a private front door, on this level. The top floor can be accessed from a straight flight of stairs inside the property, alternatively from the second private front door, on the top floor. Both front doors are accessible via lift, or stairs.

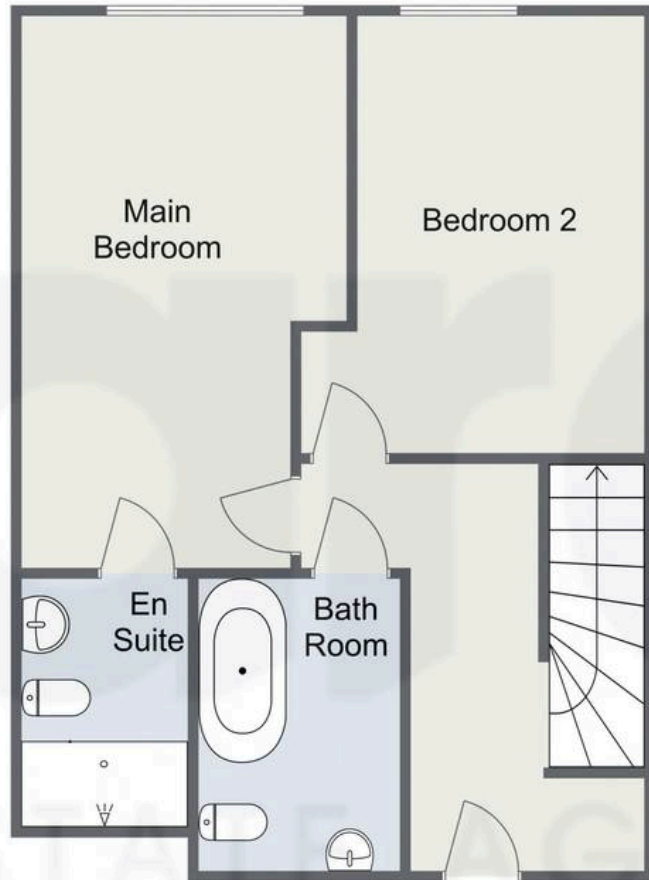
As you step into the property on the top floor, you are greeted by the first of two private balconies. The entrance hall leads directly into the open-plan kitchen and living space, with access to a second balcony at the rear. The kitchen is fitted with a stylish range of base and eye-level units, along with integrated appliances including a washing machine, fridge/freezer, dishwasher, oven, and gas hob. The lounge is enhanced by floor-to-ceiling windows, filling the space with natural light and offering fabulous views over the canal right up to the Malvern's.

A straight flight of stairs takes you down to the two generously sized bedrooms. The main bedroom benefits from its own en-suite, complete with a walk-in shower, basin, and WC. The second bedroom is also a spacious double, ideal for guests, family, or a home office. Completing the first floor is the family bathroom, fitted with a bath and shower attachment, basin, and WC.

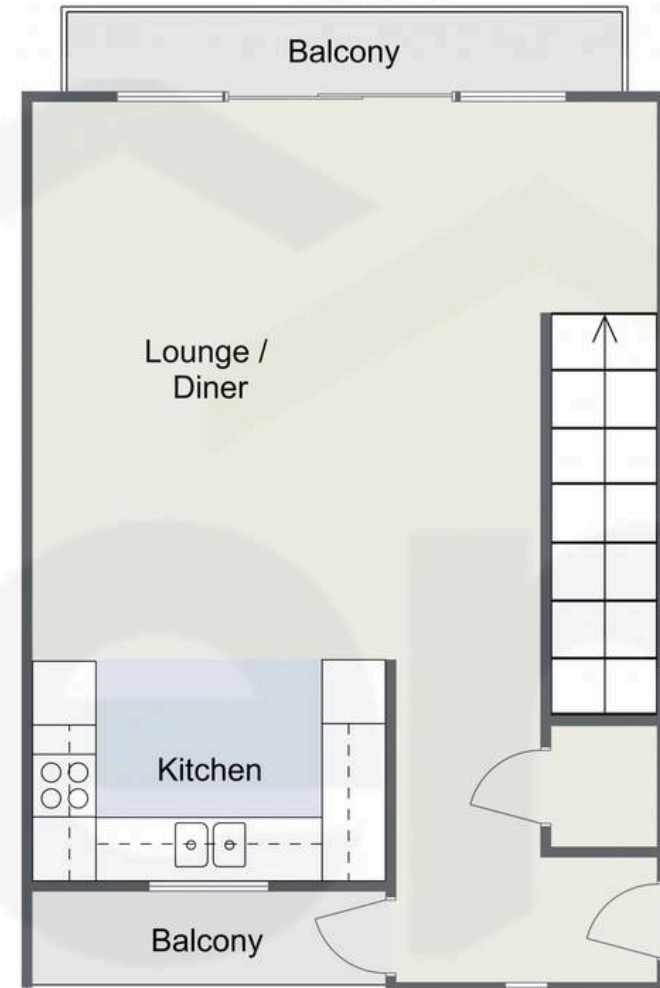


# St Wulstans Court, Bath Road, Worcester

## Floor 1



## Floor 2



**Total Area Approx**  
**100.5 Sq M**  
**1081.8 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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