



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 6, Francis Court, Barbourne Road, Barbourne, Worcester. WR1 1RP

£300,000

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A deceptively spacious TWO BEDROOM GROUND FLOOR APARTMENT, situated in the ever popular Francis Court - a McCarthy Stone retirement living development for over 60's. Nestled within the St. George's Square conservation area with onsite car parking (permit required) and easy access to local amenities/shops and nearby Worcester City centre.

The accommodation briefly comprises: Spacious Reception Hall with large storage/airing cupboard, Master Bedroom with En-Suite Bathroom and walk-in wardrobe, generous double Bedroom 2, separate WC/Shower Room, fully fitted Kitchen, Living Room with Dining area and French door giving access to private patio area onto secluded landscaped gardens.

The Apartment benefits from underfloor heating, satellite TV provision and superfast broadband.

LOCATION:

'Francis Court' is situated in the heart of historic Worcester opposite St. Georges Church and offering easy access to local amenities, to include Doctor's Surgery, Hairdressers, shops and all that Worcester City centre has to offer.

FACILITIES ON OFFER AT 'FRANCIS COURT':

Dedicated House Manager on hand during working hours, secure door entry & 24 hour emergency cord system, Home Owners' lounge provides for regular social events, guest suite for visitors and beautiful landscaped communal gardens. Onsite parking permit subject to additional fee.

Living Room - 6.2m x 3.2m (20'4" x 10'5")

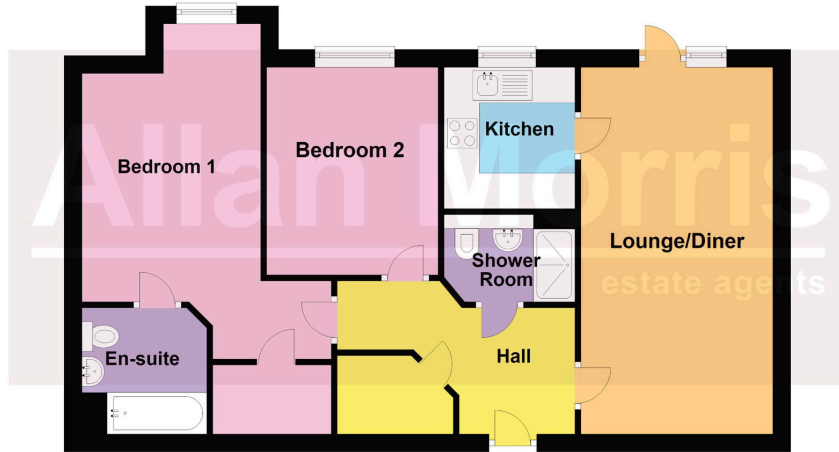
Kitchen - 2.4m x 2.2m (7'10" x 7'2")

Bedroom 1 - 4.8m x 3m (15'8" x 9'10")

Bedroom 2 - 3.5m x 2.9m (11'5" x 9'6")



Ground Floor
Approx. 72.6 sq. metres (782.0 sq. feet)



Total area: approx. 72.6 sq. metres (782.0 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.

- Council Tax Band: D
- 2 Bedrooms
- 2 Bathroom spacious ground floor Apartment
- Living Room overlooking and access to garden
- Guest Suite for friends & family
- Homeowners Lounge
- 24 Hour Emergency Call System
- Secure Entrance System
- Elegant Retirement complex
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	