



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 45, Hardy Court, Barbourne, Worcester. WR3 8AT

Guide Price £235,000

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A spacious two bedroom Duplex Apartment, situated within this sought after location, offering easy access to local amenities, Worcester city centre and major transport links.

Accommodation briefly comprises: Secure entry to the second floor and door giving access into a Welcoming Entrance Hall, with deep storage, further under stairs storage, cloaks cupboard and boiler, open-plan Lounge/Dining/Kitchen, with the Lounge to the rear elevation overlooking trees, useful covered balcony area to the rear, Bedroom 2 with 2 built-in wardrobes, well finished Bathroom with shower over. To the first floor: Good size Landing ideal for Office/ Study space, with 2 Velux skylights and access to external landing, large Master Bedroom with 2 sets of double built-in wardrobes, 2 Velux skylights and En-Suite Shower Room.

Outside: The Apartment benefits from 2 allocated parking spaces and use of communal garden areas.

LOCATION: The property is situated within the sought after North Worcester area, ideally located for access back into Worcester City centre and motorway links via Junction 6 of the M5. The area is also particularly popular for local schooling.

Leasehold: Ground Rent & Maintenance Charge £1900.00 per annum. Lease end date: 970 years remaining.

Lounge/Dining/Kitchen: - 7.5m x 6.8m (24'7" x 22'3" max 11'5" min)

Balcony: - 3.5m x 2.3m (11'5" x 7'6")

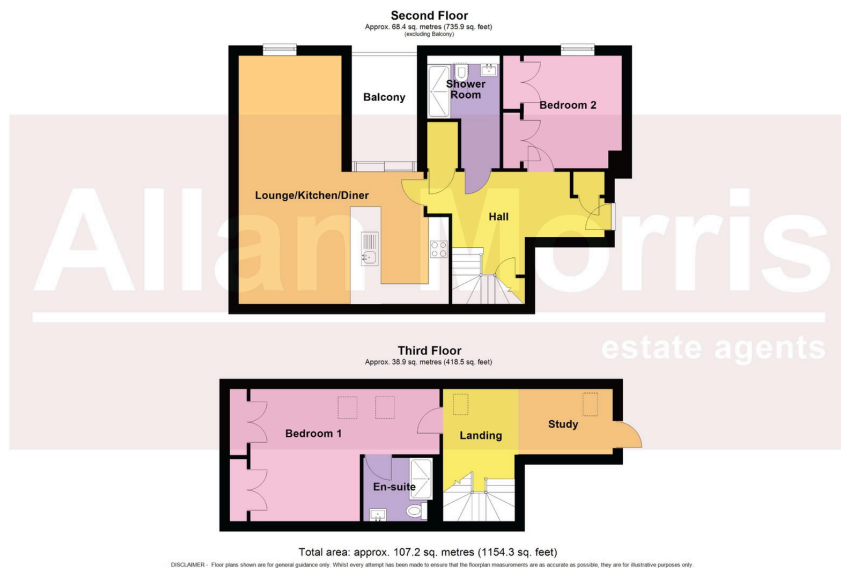
Bedroom 2: - 3.38m x 2.18m (11'1" x 7'1")

Bathroom: - 2.9m x 1.5m (9'6" x 4'11")

Master Bedroom: - 6.2m x 3.9m (20'4" x 12'9")

En-Suite: - 3.6m x 2.1m (11'9" x 6'10")





- 2 Bedroom Duplex Apartment • Covered balcony to the rear
- Spacious & well planned
- Large Master Bedroom with En-Suite
- 2 Allocated parking spaces
- Sought after location
- Council Tax Band: C

