



Hardy Court, Barbourne, Worcester, WR3 8AT

£240,000

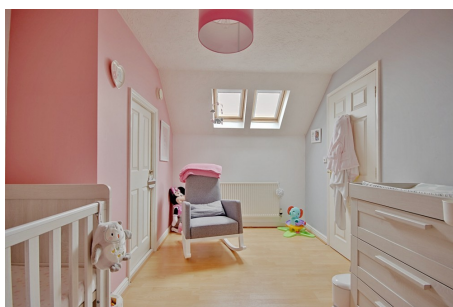
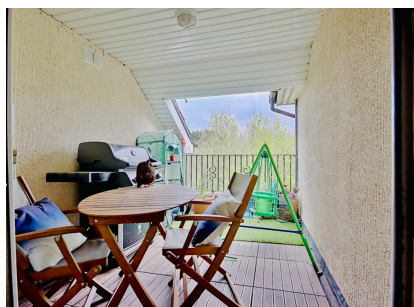
Ref: 23774618

A highly impressive and well presented, three bedroom penthouse duplex apartment arranged over two floors and situated within the highly desirable area of Barbourne. The property which boasts gorgeous views of 'Barbourne Brook' and is close to a range of local amenities, briefly comprises; Entrance Hall, Modern Fitted Kitchen, Living/Dining Room, Private Balcony, Study, Double Bedroom & a Family Bathroom. On the Upper Floor; a Further Two Bedrooms & a Modern En-Suite. Further benefits include; Two Allocated Parking Spaces, Secure Telecom Entry System, Open Plan Kitchen/Living/Dining Area, Gorgeous Communal Gardens, Double Glazing & Gas Central Heating.

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Property Description

Council Tax Band - C - Worcester City Council

Lease 77 years

Service & Ground rent charges £1260.00 per annum.

Approach - Approached by a residential car park and secure communal entrance with telecom entry system. The apartment can be located on the second floor.

Entrance Hall - Staircase with access to the upper floor. Under stair storage recess. Wall mounted telecom entry system. Airing cupboard with combi boiler. Storage cupboard with door access. Wood effect flooring. Ceiling light point and radiator.

Kitchen/Living/Dining Room - 22' 1" x 24' 5" (6.73m x 7.44m) Modern fitted kitchen with matching base and wall storage cupboards, featuring a range of integrated appliances including; 1.5 Sink with chrome mixer tap and drainer, Electric oven, Four circle hob unit, Extractor fan, Fridge, Freezer and Dishwasher. Recess for washing machine. Tiled splash-back. Breakfast bar. Double glazed window with a view of the rear aspect. Sliding doors through to the balcony area. Ceiling light points and radiators.

Balcony - 7' 9" x 11' 7" (2.36m x 3.53m) Views of Barbourne Brook and the rear aspect of the property. Ceiling light point and decked flooring.

Study - 9' 3" x 6' 9" (2.82m x 2.06m) Wood effect flooring. Ceiling light point and radiator.

Bedroom One - 9' 3" x 11' 7" (2.82m x 3.53m) Double room with double glazed window and a view of the rear aspect. Inbuilt wardrobes. Ceiling light point and radiator.

Bathroom - Modern style suite featuring a bath, low flush unit toilet and pedestal sink. Velux window. Tiled splash-back. Ceiling light point and radiator.

Landing - Velux window. Ceiling light point and radiator.

Bedroom Two - 20' 2" x 12' 11" (6.15m x 3.94m) Double room with two inbuilt wardrobes. Velux windows. Ceiling light point and radiator.

En-Suite - Modern suite featuring inbuilt double shower with rainfall mixer shower. Low flush unit toilet and pedestal sink. Tiled splash-back. Recessed ceiling light points and towel radiator.

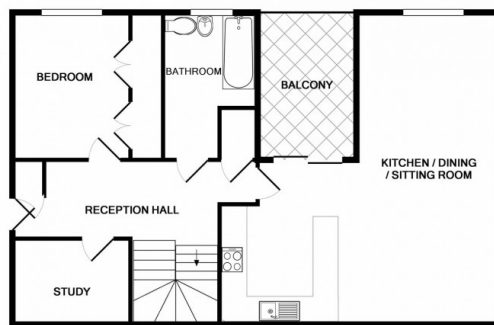
Bedroom Three - 9' 4" x 12' 11" (2.84m x 3.94m) Double room with two velux windows. Door with access to lobby area. Ceiling light point and radiator.

Outside - The property benefits from two allocated parking spaces and communal garden areas.

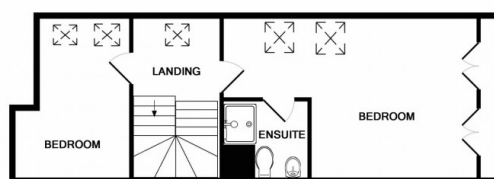
Agent's Note - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

FloorPlans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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