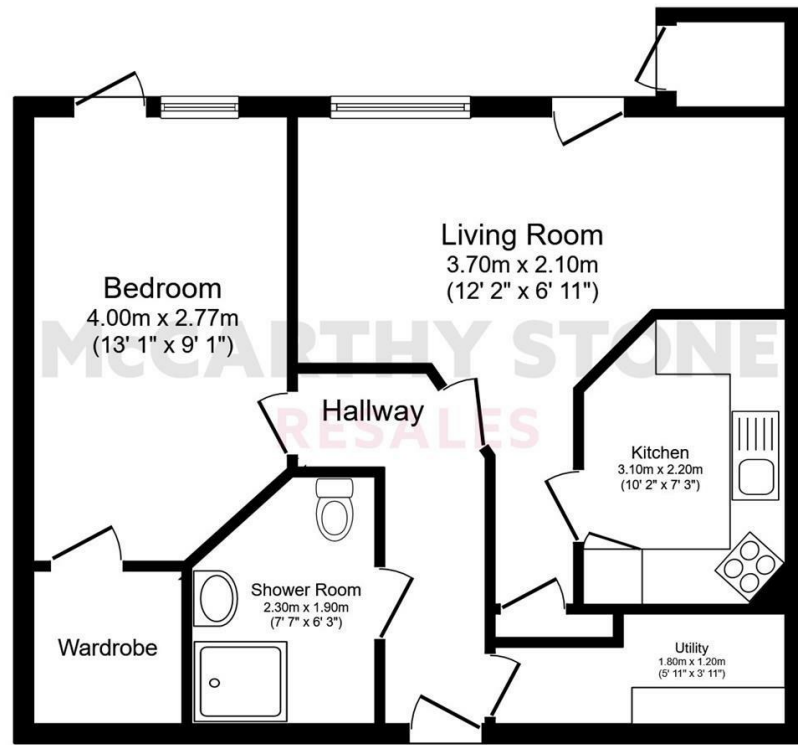


# McCARTHY STONE RESALES

## 23 FRANCIS COURT BARBOURNE ROAD, WORCESTER, WR1 1RP



Total floor area 55.2 m<sup>2</sup> (595 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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A bright and spacious one bedroom ground floor retirement apartment. Part of McCarthy & Stones Retirement Living Range for over 60's.

The apartment briefly comprises of a spacious living room with walk out patio area, modern fitted kitchen with integrated appliances. Double bedroom and tiled shower/wet room.

## OFFERS IN THE REGION OF £214,900

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# 23, FRANCIS COURT, BARBOURNE ROAD, WORCESTER

1 BED | £214,900

## SUMMARY

Francis Court is located in the heart of England, in the beautiful city of Worcester, a short distance from the River Severn and within easy access of the M5. Combining quintessential English charm and modern convenience Francis Court brings together the best of both worlds. Conveniently you'll find a bus stop directly outside the development that will take you into the heart of the city, or should you choose to stay closer to home, you'll find all your local amenities right on your doorstep.

Nestled in St George's Square Conservation area and surrounded by stunning Georgian properties, Francis Court provides an idyllic location to enjoy retirement. Worcester provides plenty to do with its Cathedral, historic houses, cruises along the River Severn, countryside walks and beautiful gardens. Whatever your hobby, there's something for everyone. Francis Court has been designed and constructed for modern living and is winner of Housing for Older People Award 2019. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and a walk in wardrobe in the master bedrooms.

The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the developments' Guest Suite (for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## ENTRANCE HALLWAY

Front door with spy hole leads in to the entrance hall. The door entry system and 24-hour Tunstall emergency speech module is located in the hallway. Door off to storage/airing room housing the boiler and plumbing for a washing machine. Further doors leading to the bedroom, living room and shower room.

## LIVING ROOM

A well-proportioned lounge with a large double glazed window and patio doorway to outside and a patio area.

Having space for a small dining table and chairs. TV, telephone, and power points. Two ceiling lights. Raised electric power sockets. Oak effect door with glazed panels leads to the kitchen. Small storage cupboard off patio.

## KITCHEN

Modern fitted kitchen with a range of white base and wall units, fitted with drawers and cupboards. Roll edge work surface. Stainless steel sink with mixer tap and drainer. Built in electric oven with space in the alcove above for a microwave. Ceramic hob and chrome cooker hood above. Integral fridge and freezer and free standing dishwasher. Tiled floor

## BEDROOM ONE

Double bedroom with door off to a walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Large double glazed windows and patio door.

## SHOWER ROOM

Modern suite comprising shower cubicle. Wall mounted vanity unit with inset wash basin. Wall mounted mirror sits above the basin with shaver point to the side. WC.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund covering internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges, please contact your Property Consultant or House Manager.

Service charge: £2822.89 per annum up to financial year end 30/09/2024

## PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease Length: 125 years from June 2015  
Ground Rent: £425 per annum.  
Ground Rent Review June 2030

## ADDITIONAL INFORMATION

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

