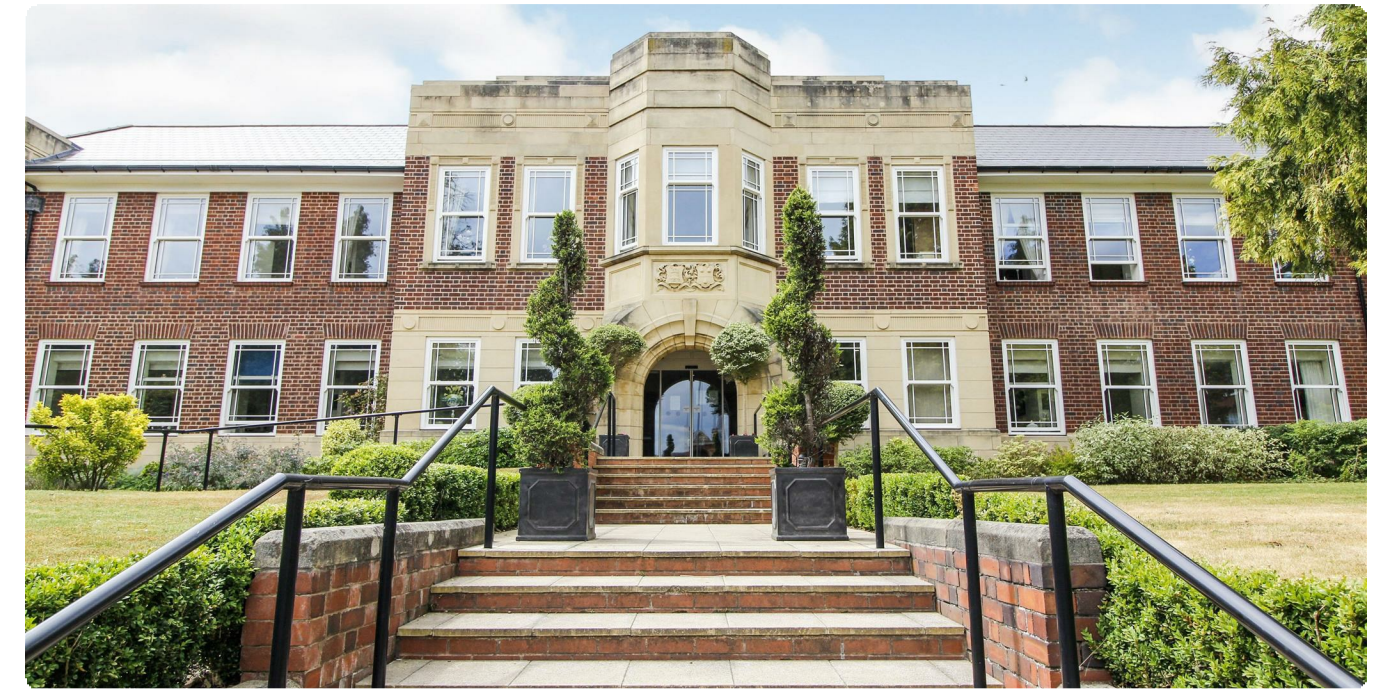
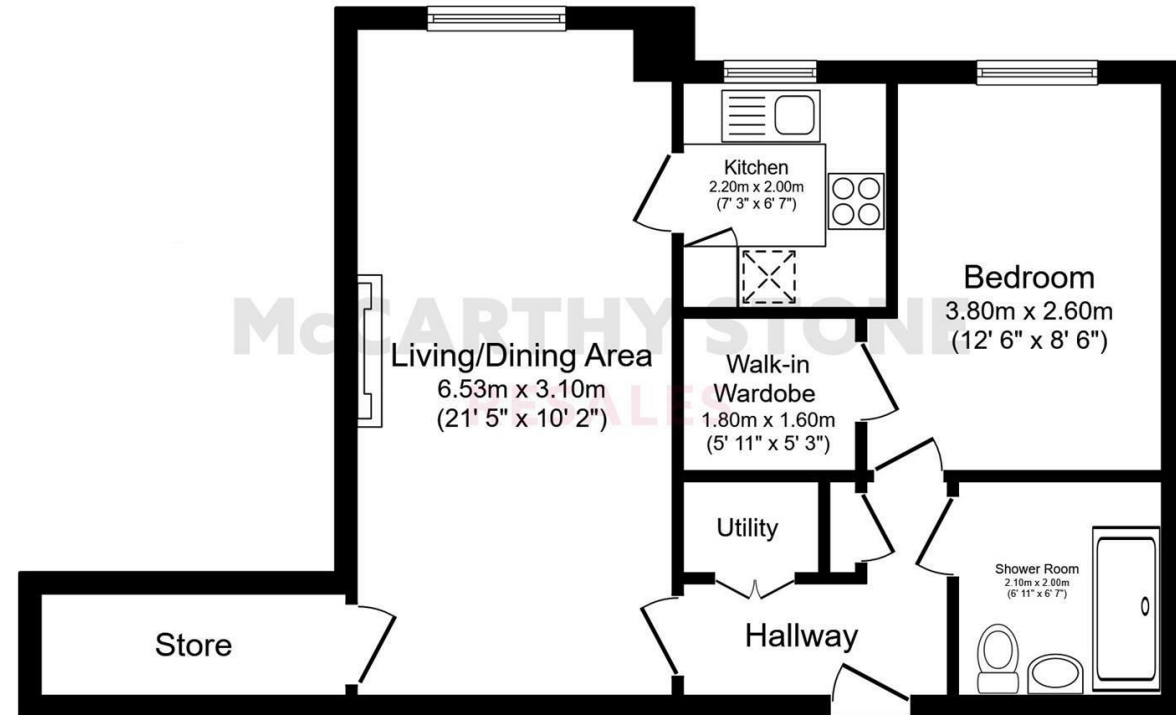


41 Francis Court

Barbourne Road, Worcester, WR1 1RP



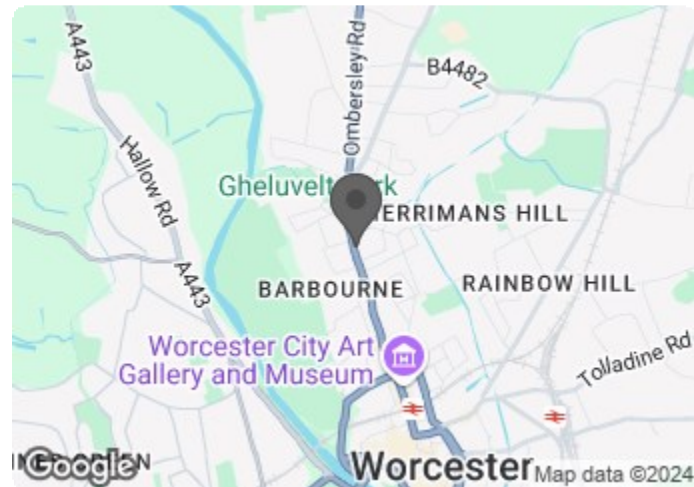
Total floor area 52.1 m<sup>2</sup> (561 sq.ft.) approx

Printed Contact Details...

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

Powered by focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Asking price £215,000 Leasehold

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

The apartment briefly comprises of a spacious living room, modern fitted kitchen with integrated appliances. Double bedroom and tiled shower/wet room. Generous storage cupboard

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Francis Court, Barbourne Road, Worcester, WR1 1RP

## Francis Court

Francis Court is located in the heart of England, in the beautiful city of Worcester, a short distance from the River Seven 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 of 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. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom. 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 development Guest Suite (usually 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.

## The Apartment

Highly desirable one bedroom first floor apartment. The property benefits from a bright and airy living room with full height, double glazed windows Under-floor heating throughout. A well equipped fully fitted kitchen with integrated appliances. Double bedroom with walk in wardrobe. A large walk-in storage cupboard.

## Entrance Hall

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors to bedroom, living room and shower room. Ceiling light fitting. Power sockets.

## Living Room

Two large full height, double glazed windows, create a bright and airy living space. A feature fireplace, with electric fire, provides a nice focal point. Two ceiling light fittings. TV point, telephone point. Power sockets. Door to separate kitchen. Wall mounted thermostat control for the underfloor heating.

## Storage Cupboard

Having the added benefit of a large storage room located off the living room which is a unique feature of only two apartments on the development.

## Kitchen

This modern fitted kitchen, neutrally decorated, incorporates a built in Hotpoint oven with four ringed ceramic hob above. Chrome extractor hood with spot lights. Stainless steel sink unit. A range of wall and base units. Tiled floor.

# 1 bed | £215,000

## Bedroom

A generously sized bedroom with two large double glazed windows. TV and telephone points. Power sockets. Two ceiling light fittings. Walk-in wardrobe provides ample storage space and hanging rails.

## Shower Room

Fully tiled shower room with a good sized shower cubicle with fitted glass sliding screen. Wall hung wash hand basin with mixer tap. Wall mounted towel rail. WC. Emergency pull cord.

## Car Parking Permit

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.

## Service Charge

- 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 including 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

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: £5,776.98 per annum up to financial year end 30/09/2025.

## Lease Information

125 years from 1st June 2015

## Ground Rent

Ground rent: £425 per annum  
Ground Rent Review: 1st June 2030

## Services

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

