

**33 Francis Court**

Barbourne Road, Worcester, WR1 1RP



Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



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	



**Asking price £300,000 Leasehold**

\*AN IMMACULATELY PRESENTED TWO BEDROOM, first floor RETIREMENT APARTMENT SET WITHIN FRANCIS COURT\* ~McCarthy Stone's retirement living development for over 60's - having lovely views over the St George's conservation area of Worcester.

TWO DOUBLE BEDROOMS, master with BATHROOM ENSUITE. Spacious LOUNGE/DINER and additional SHOWER ROOM with WC. MUST BE VIEWED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

**Call us on 0345 556 4104 to find out more.**

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

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# Francis Court, Barbourne Road, Worcester

2 bed | £300,000

## 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 cupboard/airing cupboard housing the boiler and washing machine (available by separate negotiation). Further doors leading to the bedrooms, living room and shower room.

## Living Room

A well-proportioned lounge with two large double glazed sash windows and space for a dining table and chairs. TV, telephone, and power points. Two ceiling lights. Raised electric power sockets.

## 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. integrated slim line dishwasher. Ceramic hob and chrome cooker hood above. Integral fridge and freezer. Tiled floor

## Bedroom One

Double bedroom with door off to a walk-in wardrobe housing

rails and shelving. Ceiling light, TV and telephone point. A double glazed sash window. Further door leading to en-suite bathroom.

## En-Suite

A modern fully tiled en-suite bathroom with low level bath featuring grab rails, mixer tap, glass shower screen and shower unit. Wall mounted vanity unit with inset wash hand basin. Wall mounted mirror sits above the basin with shaver point to the side. Wall mounted WC with concealed cistern. Emergency pull-cord.

## Bedroom Two

Generous double bedroom with two double glazed sash windows. Ceiling light, TV and telephone point. Currently being used as a second lounge.

## 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 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. To find out more about the service charges please contact your Property Consultant or House Manager.

The service charge is £4,790.84 per annum (for financial year ending 30/09/2025).

## Lease Information

Lease Length: 125 years from 1st June 2015

Ground Rent: £495 per annum

Ground Rent Review: 1st Jun 2030

## 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.

## Additional Information & Services

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

