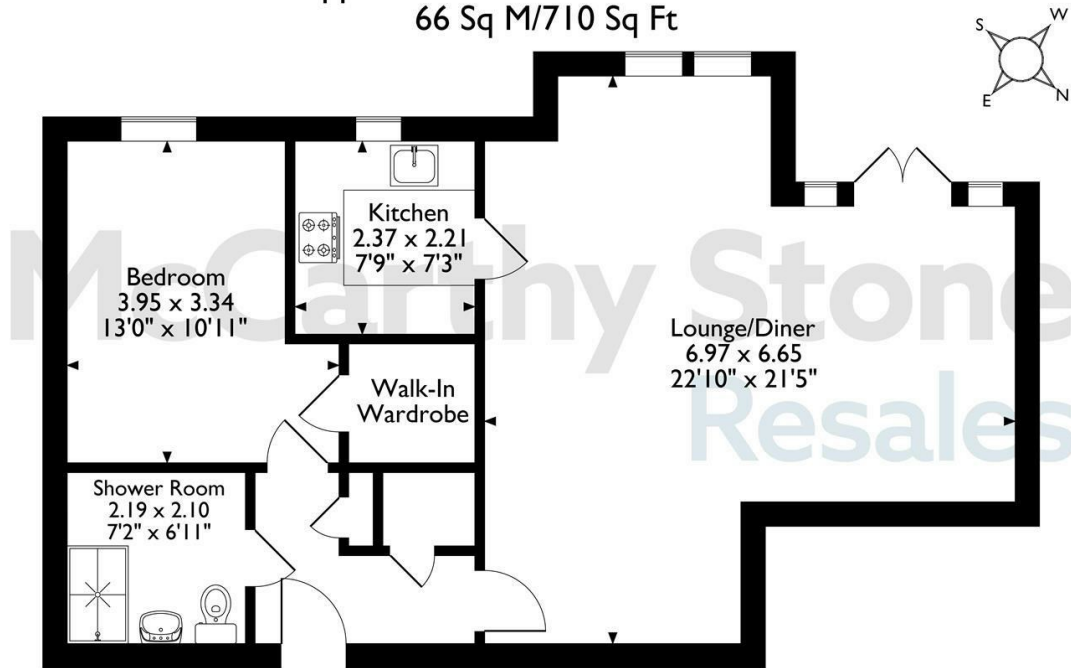


Francis Court, Apartment 40, Barbourne Road, Worcester, Worcestershire  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668094/DST.

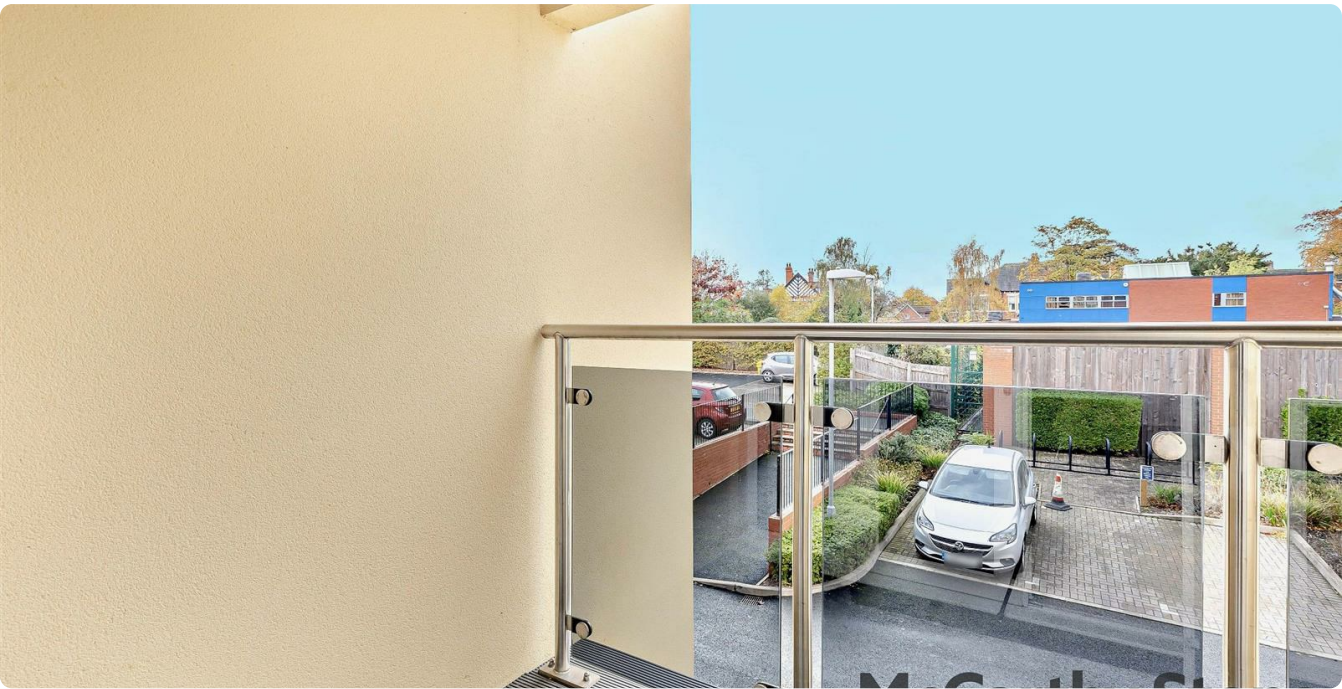
Council Tax Band: C



| 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 |           |

## 40 Francis Court

Barbourne Road, Worcester, WR1 1RP



## Asking price £230,000 Leasehold

This delightful ONE BEDROOM retirement apartment at Francis Court offers a perfect blend of comfort and convenience. The property features a well-appointed bedroom, ideal for relaxation, and a modern bathroom designed with practicality in mind.

The heart of the home is the inviting LARGER THAN AVERAGE reception room, which provides a warm and welcoming space for both entertaining guests and enjoying quiet evenings. One of the standout features of this apartment is the lovely walk-out balcony, making it an ideal spot for morning coffee or afternoon reading.

Francis Court is designed with the needs of retirees in mind, ensuring a peaceful and secure living environment. The location has easy access to local amenities, parks, and transport links, allowing for a fulfilling lifestyle in this vibrant community.

**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

1 bed | £230,000

### 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.

### 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/dryer machine. Further doors leading to the bedroom, living room and shower room.

### Living Room

A larger than average lounge with a large double glazed window and patio doors leading out to the walk out balcony. Space for a 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

### Kitchen

Modern fitted kitchen with a range of cream 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. Freestanding fridge freezer. Tiled floor

### Bedroom

Double bedroom with door off to a walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Full length glazed window.

### Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Service Charge: £3,295.44 per annum (up to financial year end 30/09/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### 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

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Gas Central heating
- Mains drainage

Freestanding wardrobes included in sale, other items by negotiation.

