






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

Apartment 27, Francis Court, Barbourne Road, Barbourne, Worcester. WR1 1RP

£215,000

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A modern and well presented one bedroom ground floor retirement Apartment, available for those over the age of 60 forming part of the excellent Francis Court development.

Accommodation comprising: Entrance Hall, open plan Lounge/Diner, Kitchen, double Bedroom with Dressing Room off, Utility Room/Boiler Room and a Shower Room.

Outside: The property benefits from private outside store, covered patio area as well as access to well tended communal gardens. There is also the benefit of a spacious communal lounge.

#### LOCATION:

'Francis Court' is situated in the heart of historic Worcester opposite St. Georges Church and offering easy access to local amenities, to include Doctor's Surgery, Hairdressers, shops and all that Worcester City centre has to offer.

#### FACILITIES ON OFFER AT 'FRANCIS COURT':

There is a dedicated House Manager on hand during working hours, as well as camera door entry, 24 hour emergency cord system for assistance if required, home owners lounge for social events, Guest Suite for visitors and beautiful landscaped communal gardens. A parking space is available for hire via separate negotiation.

**Kitchen** - 3.4m x 3.43m (11'2" max x 11'3" max)

**Lounge/Diner** - 5.28m x 5.03m (17'4" max x 16'6" max 8'0" min)

**Utility Room** - 2.74m x 1.42m (9'0" x 4'8")

**Shower Room** - 2.44m x 2.06m (8'0" x 6'9")

**Bedroom** - 4.27m x 2.92m (14'0" x 9'7")

**Dressing Room** - 2.01m x 1.68m (6'7" x 5'6")



**Ground Floor**

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 57.3 sq. metres (616.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- No Onward Chain
- Available to those over the age of 60
- Lounge/Diner
- Communal gardens & communal lounge
- 24 hour emergency call system
- Ground floor retirement Apartment
- Double Bedroom with Dressing Room
- Private patio area & outside store
- Parking available at an extra cost
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	