



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 30, Gheluvelt Court, Brook Street, Barbourne, Worcester. WR1 1JB

£75,000

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A dual aspect first floor purpose built Retirement Apartment, benefiting from views towards Barbourne Brook, as well as communal gardens.

Accommodation briefly comprises: Entrance Hallway, dual aspect Living/Dining Room, Kitchen, store cupboard, large Bedroom with fitted storage and Shower Room.

The property benefits from extensive use of the communal facilities, to include Guest Lounge, on-site Development Manager, Guest Suite, communal laundry facilities and lift access to all floors.

LOCATION:

Gheluvelt Court is situated within close proximity of Worcester City centre, offering easy access to local shops, Pharmacy, Doctors, bus stop and the beautiful Gheluvelt Park.

AGENT'S NOTE:

It is a condition of purchase that residents must be over the age of 60 years old. In the event of a couple, one must be over the age of 60 and the other must be over the age of 55 years old.

Lounge / Diner: - 5m x 3.18m (16'5" x 10'5")

Kitchen: - 2.74m x 1.75m (9'0" x 5'9")

Bedroom: - 3.43m x 3.18m (11'3" x 10'5")

Shower Room: - 2.11m x 1.75m (6'11" x 5'9")



First Floor
Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 41.2 sq. metres (443.4 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
- Dual aspect
- Purpose built Retirement Apartment
- Lift accessible
- Residents Lounge
- 24 hr Emergency Apello Call System
- Communal gardens
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	