





## Apartment 30, Gheluvelt Court, Brook Street, Barbourne, Worcester. WR1 1JB £65,000



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A well proportioned and beautifully maintained 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, with easy access to local Mini-Supermarket, 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")







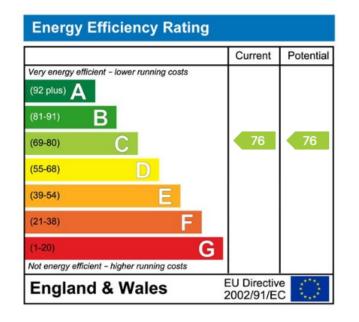
Total area: approx. 41.2 sq. metres (443.4 sq. feet)

• NO ONWARD CHAIN

- Purpose built Retirement
  Apartment
- Residents Lounge
- Communal gardens

- Dual aspect
- Lift accessible
- 24 hr Emergency Apello Call System
- Council Tax Band: B





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