



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

49 Hardy Court, Barbourne, Worcester. WR3 8AT
£300,000

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A rare opportunity to acquire a most spacious three bedroom Duplex Penthouse Apartment, forming part of a popular development to the north of the city. The property benefits from 2 allocated parking spaces and wonderful, southwest facing, covered balcony area.

Accommodation briefly comprises: Entrance Hall, Study/Store Room, spacious open-plan Lounge/Kitchen/Diner with access out to covered balcony area, double Bedroom and Shower Room. On the third floor: Master Bedroom with extensive wardrobe space and En-Suite Shower Room and further Bedroom.

Outside: The property has the useful benefit of 2 allocated off road parking spaces and there are also well tended communal gardens surrounding the property.

LOCATION:

'49 Hardy Court' is located at the very end of a no through road and situated within the sought after North Worcester area, ideally located for access back into Worcester City and motorway links via Junction 6 of the M5. The area is also particularly popular for local schooling.

Lounge/Kitchen/Diner: - 7.37m x 5.99m (24'2" max x 19'8" max)

Study/Store Room: - 2.82m x 1.88m (9'3" x 6'2")

Bedroom 1: - 6.73m x 3.94m (22'1" maximum x 12'11")

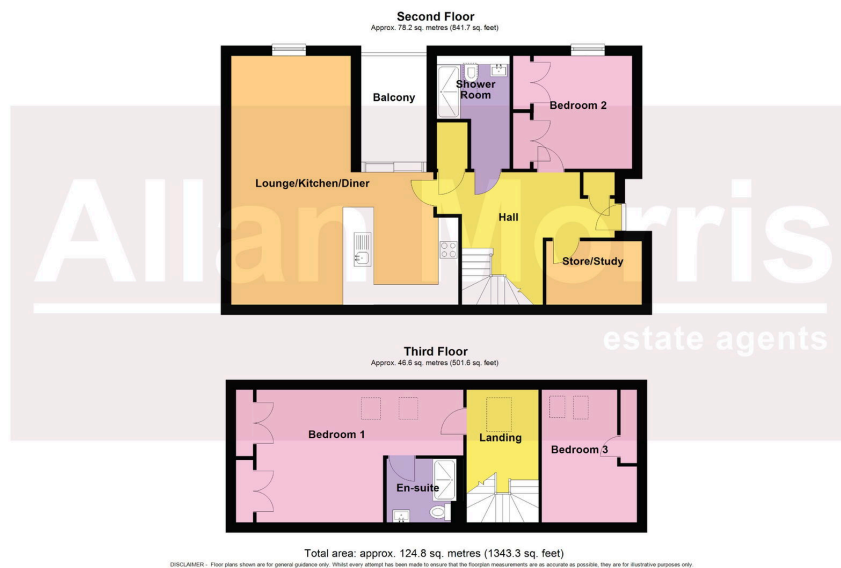
En-Suite: - 2.26m x 1.88m (7'5" x 6'2")

Bedroom 2: - 3.53m x 3.35m (11'7" x 11'0")

Bedroom 3: - 3.94m x 2.82m (12'11" x 9'3")

Shower Room: - 3.35m x 2.16m (11'0" maximum x 7'1")





- Stunning Duplex Penthouse Apartment
- 3 Bedrooms
- Spacious open-plan living area
- Covered sunny balcony area
- 2 Allocated parking spaces
- Long Lease
- Quiet and popular location
- NO ONWARD CHAIN

