



Connells

Hardy Court
Worcester



Property Description

A highly impressive and well-presented two bedroom ground floor apartment in a sought after location adjacent to the Barbourne Brook and close to Worcester Birmingham Canal and local amenities.

Spacious Two double bedroom ground floor apartment with bright well-appointed open plan living/dining/kitchen, master bedroom with en-suite shower room, separate family bathroom and two allocated parking spaces.

Location

Barbourne area benefits from access to a range of entertainment and is also easy access to Blackpole Retail Park and the City Centre.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having three train stations at Foregate Street, Shrub Hill and Worcester Parkway. These stations serve Birmingham and are also on a direct line to London Paddington. There is also easy access to Worcestershire Royal Hospital.

The area also benefits from good access to facilities and education. The sports complex at Perdiswell; the facilities there are excellent and include a swimming pool. The schools are also very popular; Tudor Grange Primary School has a good Ofsted Report and Tudor Grange Secondary school also has good Ofsted reports. Schools such as Northwick Manor School, and Bishop Perowne CofE College are also in close proximity to the property. There are also very well regarded private schools within the area which include Royal Grammar School and Kings. Finally St Stephen's Church is also close to the property.

Ground Floor

Entrance Hall

Two ceiling lights, radiator and carpet flooring.

Three storage cupboards, one of which has a Combi Boiler and space and plumbing for a washing machine.

Living/ Dining Area

11' 5" x 24' 4" (3.48m x 7.42m)
Rear facing double glazed bay window with shutters, two ceiling lights, three radiators, a feature fireplace with an electric log effect fire and carpet flooring.

Kitchen

14' 3" x 8' 4" (4.34m x 2.54m)
Spotlights, built in self cleaning oven, grill and microwave, induction hob, extractor, sink and drainer unit, fridge/freezer and a dishwasher.

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)
Rear facing double glazed window with shutters, ceiling light, radiator, built in wardrobe and carpet flooring.

(Room measurements excluding the built in wardrobe.)

En-Suite

Rear facing double glazed window, ceiling light, wash hand basin, W.C, mixer shower and a chrome towel radiator.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Rear facing double glazed window with shutters, ceiling light, radiator, two built in wardrobes and carpet flooring.

Bathroom

Ceiling light, wash hand basin, part tiled walls, mirrored cabinet, W.C, bath, shower and a chrome towel radiator.

Outside

There is a communal garden to the rear of the property.

Parking

There are two allocated parking spaces for the property.

Services

All main services are connected to the property.

There is also an integrated security and CCTV system with 24hr monitoring (subject to contract)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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