



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 45, Hardy Court, Barbourne, Worcester. WR3 8AT

Offers In Region Of £270,000

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A spacious two bedroom Duplex Apartment, situated within this sought after location, offering easy access to local amenities, Worcester City and major transport links.

Accommodation briefly comprises: Secure entry to the second floor and door giving access into Welcoming Entrance Hall, with deep storage, further under stairs storage, cloaks cupboard and boiler, open-plan Sitting Room/Dining Room/Kitchen Area, with the Sitting Room to the rear elevation overlooking trees, useful covered balcony area to the rear, Bedroom 2, well finished Bathroom with shower over. To the first floor: Good size Landing ideal for Office/Study space, with 2 Velux skylights and access to external landing, large Master Bedroom with 2 sets of double built-in wardrobes, 2 Velux skylights and En-Suite Shower Room.

Outside: The Apartment benefits from 2 allocated parking spaces and use of communal garden areas.

LOCATION:

The property is 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.

Sitting Room/Dining Room/Kitchen - 7.5m x 6.8m max 3.5m min(24'7" x 22'3")

Balcony - 3.5m x 2.3m (11'5" x 7'6")

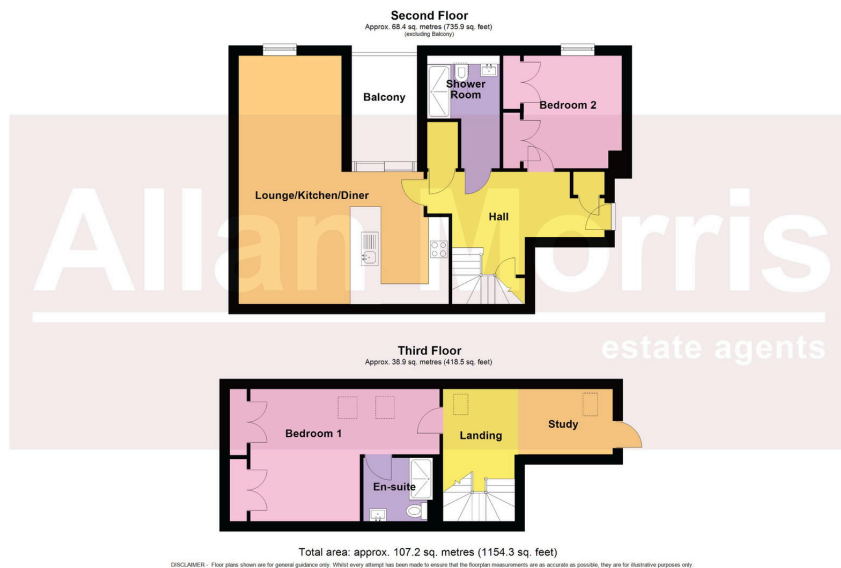
Bedroom 2 - 2.9m x 1.5m (9'6" x 4'11")

Bathroom - 3.4m x 2.2m (11'1" x 7'2")

Master Bedroom - 6.2m x 3.9m (20'4" x 12'9")

En-Suite - 3.6m x 2.1m (11'9" x 6'10")





- 2 Bedroom Duplex Apartment • Spacious & well planned
- Covered balcony to the rear • Large Master Bedroom with En-Suite
- 2 Allocated parking spaces • Sought after location
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	