



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

Offers In Region Of £262,000

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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 with 2 built-in wardrobes, 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")

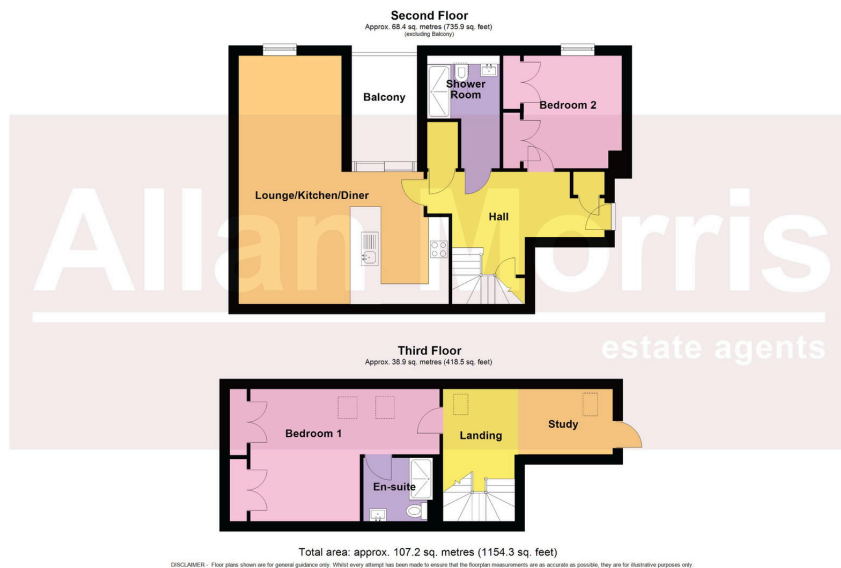
Bedroom 2 - 3.38m x 2.18m (11'1" x 7'2")

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

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	