



Allan Morris
estate agents

**Ombersley Road, Hawford,
Worcester.**

**Flat 6, Hawford House, Ombersley Road,
Hawford, Worcester. WR3 7SQ**

Features:

Extremely spacious 1st floor Apartment

Grade II Listed property

Amtico flooring in Hall, Kitchen & En-Suite Bathroom

Use of beautifully maintained communal gardens

Large entertaining roof terrace with views to rear

Double Garaging & Parking

An extremely spacious and flexible three bedroom Apartment, with high ceilings and could be seriously considered as a "lock up and leave", with a share of the Freehold, situated in this Grade II listed historic building, within easy reach of local amenities, Worcester City and transport links.

Accommodation: Secure entry, stairs to 1st floor into Hallway with Amtico flooring, re-fitted Kitchen/Breakfast Room to front with fitted appliances and Amtico flooring, superb Sitting Room with views over communal gardens, 2 large sash windows to front aspect, feature fireplace, Master Bedroom with sash window to front aspect, 2 built-in wardrobes and storage, recently re-fitted En-Suite with Amtico flooring, with large walk-in shower, vanity sink with contemporary glass top, built-in storage, window to rear and side, Bedroom 2 with sash window to rear aspect and views over communal gardens and beyond, Bedroom 3, with sash windows to rear aspect, built-in wardrobes and storage, Bathroom with Victorian style taps and hand shower over, W.C. and bidet. Inner Hall into Conservatory with tiled flooring and double doors to roof terrace. A superb outdoor entertaining space with built-in barbeque area and further seating. The property also has a very spacious loft area, accessed via pull down ladder with power and lighting.

Outside: Approached by sweeping gravelled driveway with parking to the front. There is also double Garaging and the use of very well maintained mature communal gardens.

AGENT'S NOTE: The Vendors are happy to contribute to the Service Charge for a period of time.

LEASE DETAILS: Length - 299 years. Granted 25/01/2013 (Original date 1986). The Annual Service Charge above includes Property Insurance and the Ground Rent is also included in the Service Charge.





Directions:

From Worcester City centre proceed out along the A449 Ombersley Road bearing left, signposted for Kidderminster, onto the dual carriageway. After a very short distance turn right across the dual carriageway, as identified by the Agents For Sale board, and enter the private driveway leading to Hawford House.

WAM 7985



Useful Information:

Tenure: Leasehold

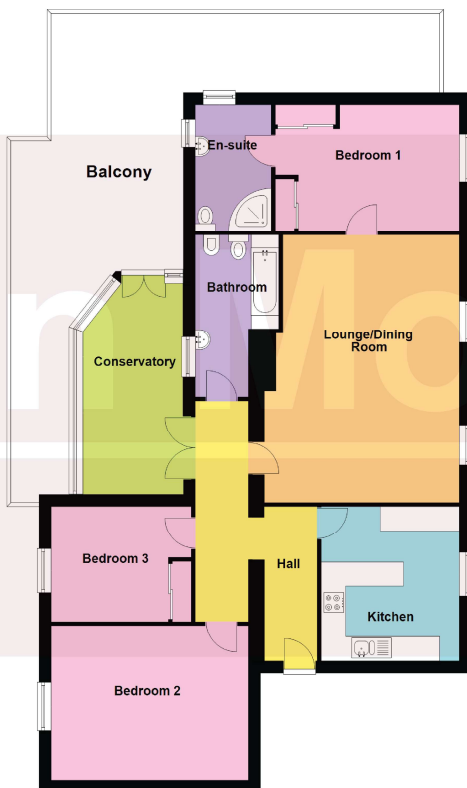
EPC Rating: Grade II Listed

Council Tax Band: E

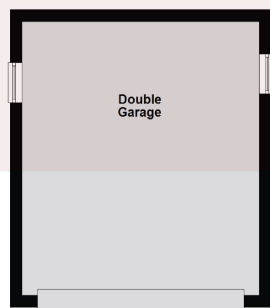
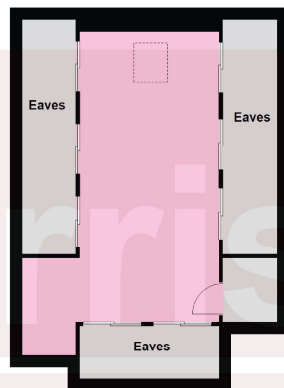
PRICE: Offers over £ 350,000



First Floor
Approx. 176.1 sq. metres (1916.8 sq. feet)
(excluding Balcony)



Loft
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Loft Space, Eaves, Eaves, unnamed room, Eaves)



Total area: approx. 178.1 sq. metres (1916.8 sq. feet)

Floorplan & Measurements:

Kitchen/Breakfast Room - 3.9m x 3.5m
(12'9" x 11'5")

Sitting Room - 6.7m x 4.7m (21'11" x 15'5")

Bedroom/Study - 3.4m x 3m (11'1" x 9'10")

Conservatory - 5.5m x 2.7m (18'0" x 8'10")

Master Bedroom - 4.6m x 3.2m (15'1" x 10'5")

Bedroom 2 - 4.8m x 3.9m (15'8" x 12'9")

Bathroom - 4.2m x 2.3m (13'9" x 7'6")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Address:
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