



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Flat 51, Crookbarrow View, 3 Gotland Road, Worcester. WR5 2GN

Offers In Region Of £165,000

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A very well maintained and spacious 75% shared ownership Retirement Apartment, situated within easy reach of the city centre and major transport links.

Accommodation briefly comprises: Secure entry into Retirement Complex and Apartment (via stairs or lift to 2nd floor), doorway gives access into: Large Entrance Hall with ample storage and additional Cloaks Cupboard, opening into the Kitchen Area, which is well fitted, continuing into large Sitting Room/Dining Area with feature fire surround and contemporary electric fire, with views to the rear over the communal gardens and beyond. Bedroom 1, which is a good size double with views towards the communal gardens, access to En-Suite (also accessed from the Main Hall) and Bedroom 2 with view to the communal area.

Outside: Access to main communal gardens and visitor parking.



LOCATION:

The property is situated in this popular development offering easy access to local schooling, amenities such as Waitrose, access to the M5 and Worcester Parkway Railway Station. Offering communal areas and some amenities.

Lounge/Dining Room: - 4.93m x 4.24m (16'2" x 13'11" max)

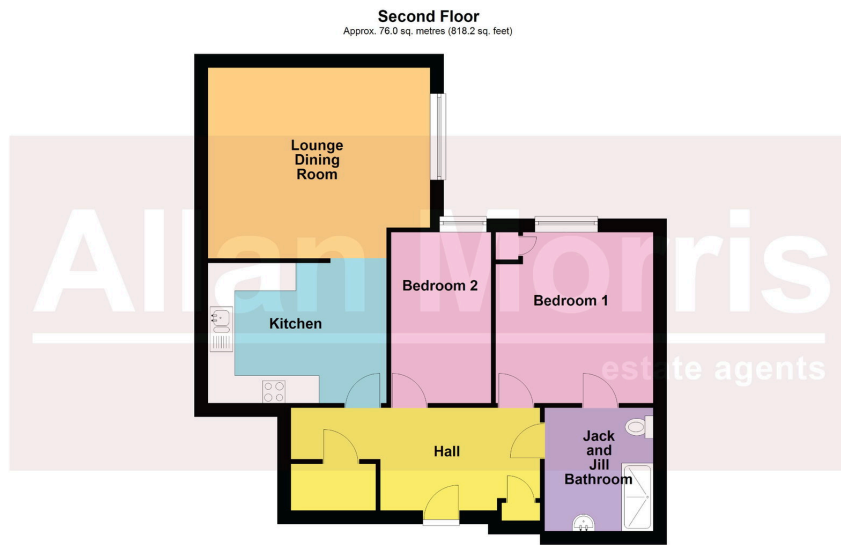
Kitchen: - 3.96m x 3.12m (13'0" x 10'3")

Bedroom 1: - 3.78m x 3.51m (12'5" x 11'6")

Bedroom 2: - 3.78m x 2.21m (12'5" x 7'3")

Jack and Jill Bathroom: - 2.74m x 2.41m (9'0" x 7'11")





Total area: approx. 76.0 sq. metres (818.2 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 75% Shared Ownership Apartment
- Very spacious
- 2 Bedrooms
- Purpose built with Bistro & Hairdresser
- Council Tax Band: B
- NO ONWARD CHAIN
- Immaculately presented
- En-Suite
- Use of communal gardens



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	