



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

Offers In Region Of £375,000

3 2 1



A three bedroom Apartment, situated in this 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.

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")





First Floor
Approx. 178.1 sq. metres (1916.8 sq. feet)

Loft
Approx. 6.9 sq. metres (74 sq. feet)



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

- Spacious 1st floor Apartment • 3 good size Bedrooms
- Grade II Listed property
- Large entertaining roof terrace with views to the rear
- Amtico flooring in Hall, Kitchen & En-Suite Bathroom
- Double Garaging & Parking
- Use of beautifully maintained communal grounds
- Worcester City, local amenities & major transport links close by
- Also have a share of freehold
- Council Tax Band: E

