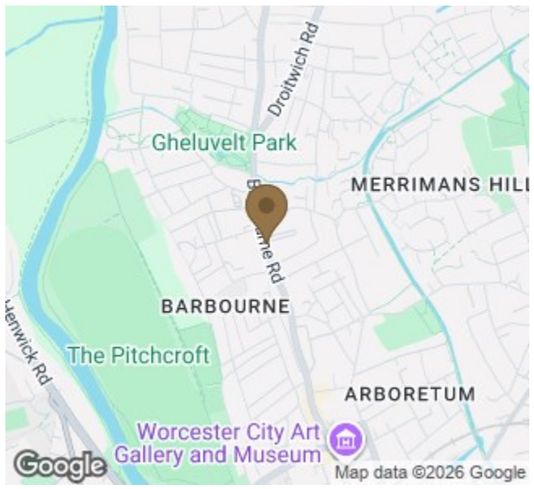
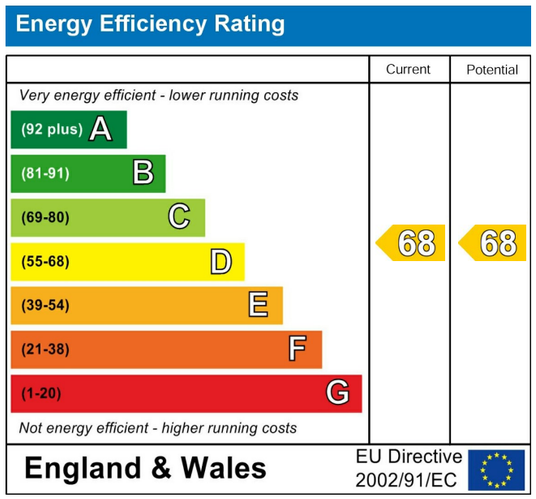
Excellent

Trustpilot

McCarthy & Stone
Resales.













11 Francis Court

Barbourne Road, Worcester, WR1 1RP

2 | 2 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Francis Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,000
Leasehold

Why you'll love living here:

- Delightful Two Bedroom ground floor apartment with dual patios
- House Manager on-site during office hours
- Homeowners' lounge where social events take place
- Laundry room + Mobility scooter charging
- Guest suite for visiting family & friends
- Lovely landscaped gardens
- 24-Hour emergency call systems + Camera entry systems

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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The Property Ombudsman

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Francis Court, Worcester

2 | 2 | Asking price £299,000

Summary

Francis Court is located in the heart of England, in the beautiful city of Worcester, a short distance from the River Severn and within easy access of the M5. Combining quintessential English charm and modern convenience Francis Court brings together the best of both worlds. Conveniently you'll find a bus stop directly outside the development that will take you into the heart of the city, or should you choose to stay closer to home, you'll find all your local amenities right on your doorstep.

Nestled in St George's Square Conservation area and surrounded by stunning Georgian properties, Francis Court provides an idyllic location to enjoy retirement. Worcester provides plenty to do with its Cathedral, historic houses, cruises along the River Severn, countryside walks and beautiful gardens. Whatever your hobby, there's something for everyone. Francis Court has been designed and constructed for modern living and is winner of Housing for Older People Award 2019. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms and a walk in wardrobe in the master bedrooms.

The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the developments' Guest Suite (for a small fee per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Front door with spy hole leads in to the entrance hall. The door entry system and 24-hour Tunstall emergency speech module is located in the hallway. Door off to storage cupboard/airing cupboard housing the boiler and washing machine. Further doors leading to the bedrooms, living room and shower room.

Living Room

A well presented and spacious lounge with ample space for a small dining table and chairs leading to a patio area with pleasant views. TV, telephone, and power points. Two ceiling lights. Raised electric power sockets. Oak effect door with glazed panels leads to the kitchen

Kitchen

Modern fitted kitchen with a range of white base and wall units, fitted with drawers and cupboards. Roll edge work surface. Stainless steel sink with mixer tap and drainer. Built in electric oven with space in the alcove above for a microwave. Ceramic hob and chrome cooker hood above. Integral fridge and fre.ezer. Tiled floor

Bedroom One

Bright and airy double bedroom with door off to a walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Door leading to patio area. This room has the added benefit of an en-suite bathroom.

En-Suite

A modern fully tiled en-suite bathroom with low level bath featuring grab rails, mixer tap, glass shower screen and shower unit. Wall mounted vanity unit with inset wash hand basin. Wall mounted mirror sits above the basin with shaver point to the side. Wall mounted WC with concealed cistern. Emergency pull-cord.

Bedroom Two

Generous double bedroom with double glazed sash window. Ceiling light, TV and telephone point. This room can be used as a study, hobby room or snug.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £5,092.48 per year for financial year end 30/09/2027.

Parking Permit Scheme-subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from 1st June 2015
Ground Rent: £495 per annum
Ground Rent Review: 1st Jun 2030

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













