



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

Shared Ownership £125,000

 2  1  1



A very well maintained ground floor 50% shared ownership Apartment, situated within easy reach of the city.

Accommodation comprising: Entry via secure entry into Retirement Complex. On reaching the apartment into: Welcoming Entrance Hall with storage and cloaks cupboard, open plan Sitting Room/Dining/ Kitchen to include white goods, (fridge freezer and washing machine). Door to Master Bedroom to front elevation with bedroom furniture and access to Wet Room (also accessed via the Hall), with large shower area, heated towel rail and mirror with sensor lighting and door to Bedroom 2 with cupboard housing gas central heating boiler.

Outside: There is a patio area and further use of communal gardens as well as 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.

Hallway - 3.4m x 2.3m (11'1" x 7'6")

Open plan Kitchen/Sitting Room - 7.4m x 3.7m (24'3" x 12'1")

Bedroom 1 - 3.9m x 3.6m (12'9" x 11'9")

Bedroom 2 - 3.8m max x 2.2m (12'5" x 7'2")

Wet Room - 2.6m x 2.4m (8'6" x 7'10")



Ground Floor
Approx. 64.9 sq. metres (698.6 sq. feet)



Total area: approx. 64.9 sq. metres (698.6 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.



- 50% shared ownership Apartment
- Deceptively spacious
- 2 Bedrooms
- Purpose built with Bistro & Hairdresser
- NO CHAIN
- Immaculately presented
- Ground floor with patio
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(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	

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk