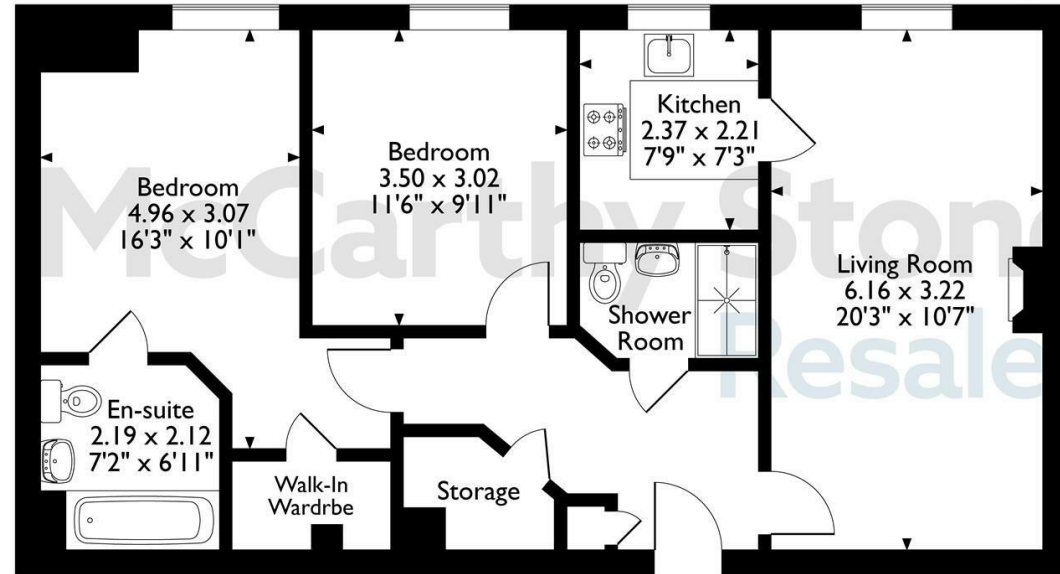
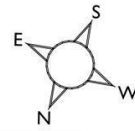


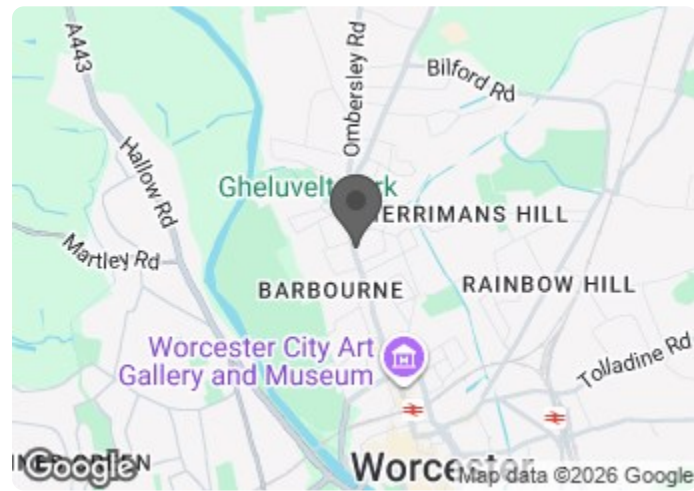
Francis Court, Apartment 37, Barbourne Road, Worcester, Worcestershire  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8685589/DST.

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

37 Francis Court

Barbourne Road, Worcester, WR1 1RP



Asking price £305,000 Leasehold

Nestled in the charming Francis Court on Barbourne Road, Worcester, this delightful retirement apartment offers two bedrooms and benefits from a walk in wardrobe and ensuite to the master bedroom.

You are welcomed into a reception room that is enhanced by elegant sash windows that allow natural light into the space.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 reproduction is strictly prohibited.



# Francis Court, Barbourne Road, Worcester

2 bed | £305,000

## 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 fee of £30 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/dryer machine. Further doors leading to the bedrooms, living room and shower room.

## Living Room

A well-proportioned lounge with two large double glazed sash windows and space for a small dining table and chairs. 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 freezer. Tiled floor

## Shower Room

The shower room has tiled walls and fitted suite comprising; walk in shower unit with glass shower screen and grab rails; WC, wash basin and mirror above. Emergency pull cord. Heated towel rail.

## Bedroom One

Double bedroom with door off to a walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Two double glazed sash windows. Further door leading to the 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 large double glazed sash window offering an ample amount of light. Ceiling light, TV and telephone point.

## 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.

Annual Service charge £4,943.16 for financial year ending 30/09/2026.

## 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: 125 years from 1st June 2015

Ground Rent: £495 per annum

Ground Rent review: 1st June 2030

## Additional Information & Services

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.
- 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

