



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Apartment 33, Hardy Court, Barbourne, Worcester. WR3 8AT

£210,000

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A particularly spacious two bedroom ground floor Apartment, situated in a highly sought after and quiet location to the North of the city.

Accommodation briefly comprises: Entrance Hall with two useful cupboard spaces and utility cupboard off, generous open-plan Kitchen/Lounge/Diner, Master Bedroom with En-Suite Shower Room, further double Bedroom and refitted Bathroom.

Outside: The property benefits from the benefit of 2 private parking spaces and use of communal garden areas.

LOCATION:

The property is situated within the sought after North Worcester area, ideally located for access back into Worcester City and motorway links via Junction 6 of the M5. The area is also particularly popular for local schooling.

Open-plan Lounge/Diner: - 7.98m x 4.29m (26'2" max (into bay) 24'4" min x 14'1" max 11'5" min)

Kitchen: - 3.35m x 2.54m (11'0" maximum x 8'4")

Bedroom 1: - 3.35m x 3.2m (11'0" x 10'6")

En-Suite Shower Room: - 2.34m x 1.52m (7'8" maximum x 5'0")

Bedroom 2: - 3.35m x 2.82m (11'0" x 9'3")

Bathroom: - 3.1m x 1.65m (10'2" maximum x 5'5")



Ground Floor
Approx. 87.8 sq. metres (944.9 sq. feet)



Total area: approx. 87.8 sq. metres (944.9 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 ground floor Apartment
- 2 Bathrooms
- Refitted Bathroom
- Highly sought after location
- 2 Double Bedrooms
- Generous living accommodation
- 2 Parking spaces
- Council Tax Band: C



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