McCarthy & Stone
RESALES

49 Francis Court Barbourne Road, Worcester, WR1 1RP
Asking price £199,950 LEASEHOLD

For further details
please call 0345 556 4104

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MUST BE VIEWED TO APPRECIATE A STUNNING ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH LARGE WALK BALCONY ACCESSIBLE FROM BOTH LIVING ROOM AND BEDROOM ~Built by McCarthy & Stone~

Francis Court

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 been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobe in main bedroom. 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 development Guest Suite (for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The Apartment

Highly desirable one bedroom first floor apartment. The property benefits from large walk out balcony encompassing the full width of the property and accessible from lounge and bedroom. Under-floor heating throughout. Larger than standard fully fitted kitchen with integrated appliances. Double bedroom with walk in wardrobe. MUST BE VIEWED TO APPRECIATE

Entrance Hall

Solid wood front door with spy hole and letter box. Wall mounted emergency speech module and door entry system. Door off to a very large storage cupboard housing the Worcester boiler and the washing machine. All other doors lead to bedroom, living room and shower room. Ceiling light fitting. Power sockets.

Living room

Living room with feature fireplace and inset electric fire. Floor to ceiling window adjacent to floor to ceiling patio door leading to a walk out balcony with views of the stunning landscaped communal gardens. (Off the balcony is a useful integrated shed ideal for storing patio furniture). Ceiling light point. TV point with Sky/Sky+ connectivity. Telephone point. A part glazed wooden door leads to a separate kitchen.

Kitchen

This modern fitted kitchen, neutrally decorated, incorporates a built in waist high Hotpoint oven, four ringed induction hob with chrome eye level extractor hood above and integrated fridge-freezer. Stainless steel sink unit. A range of wall and base units. Tiled floor.

Bedroom

Double bedroom with floor to ceiling window adjacent to floor to ceiling patio door giving access to walk out balcony. TV and telephone points. Power sockets. Ceiling light fitting. Further door to a very spacious walk in wardrobe offering plenty of storage facility.

Shower room

Fully tiled shower room with a double sized shower cubicle with fitted glass sliding screen. Vanity unit with inset hand wash hand basin with mixer tap and mirror over. Wall mounted towel rail. WC. Emergency pull cord.

Service Charge

- 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

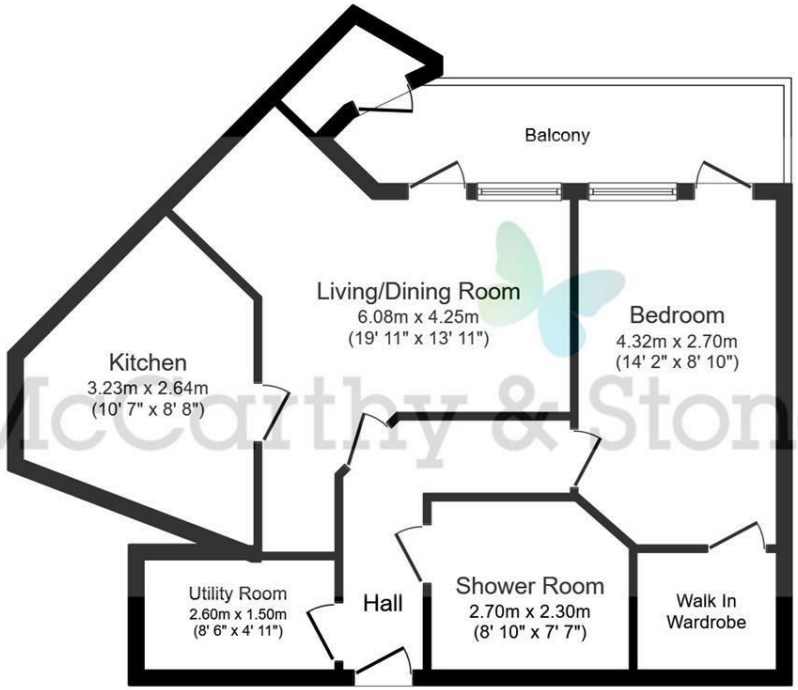
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for current availability.

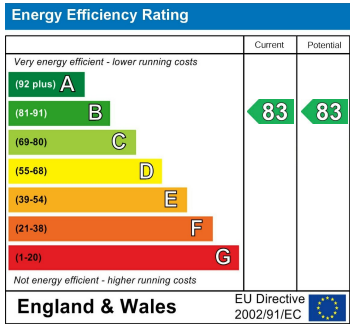
Ground Rent

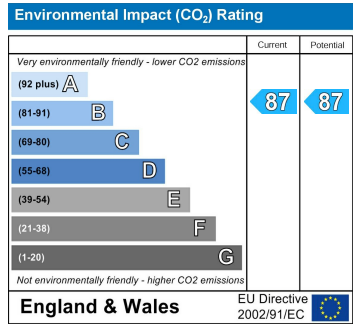
Annual fee - £495



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

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