



Allan Morris
estate agents

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OFFICE GROUP

49 Hardy Court, Barbourne, Worcester. WR3 8AT

Offers Over £280,000

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A rare opportunity to acquire a most spacious three bedroom Duplex Penthouse Apartment, forming part of a popular development to the north of the city. The property benefits from 2 allocated parking spaces and wonderful, southwest facing, covered balcony area.

Accommodation briefly comprises: Entrance Hall, Study/Store Room, spacious open-plan Lounge/Kitchen/Diner with access out to covered balcony area, double Bedroom and Shower Room. On the third floor: Master Bedroom with extensive wardrobe space and En-Suite Shower Room and further Bedroom.

Outside: The property has the useful benefit of 2 allocated off road parking spaces and there are also well tended communal gardens surrounding the property.

LOCATION:

'49 Hardy Court' is located at the very end of a no through road and 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.

Lounge/Kitchen/Diner: - 7.37m x 5.99m (24'2" max x 19'8" max)

Study/Store Room: - 2.82m x 1.88m (9'3" x 6'2")

Bedroom 1: - 6.73m x 3.94m (22'1" maximum x 12'11")

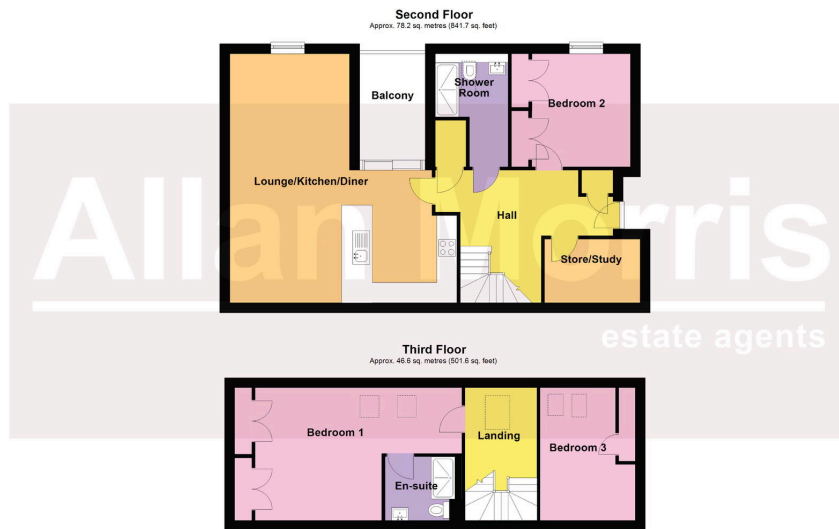
En-Suite: - 2.26m x 1.88m (7'5" x 6'2")

Bedroom 2: - 3.53m x 3.35m (11'7" x 11'0")

Bedroom 3: - 3.94m x 2.82m (12'11" x 9'3")

Shower Room: - 3.35m x 2.16m (11'0" maximum x 7'1")





Total area: approx. 124.8 sq. metres (1343.3 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.

- Stunning Duplex Penthouse Apartment
- 3 Bedrooms
- Spacious open-plan living area
- Covered sunny balcony area
- 2 Allocated parking spaces
- Long Lease
- Quiet and popular location
- NO ONWARD CHAIN

