



Allan Morris

estate agents

**Barbourne Works, Northwick
Avenue, Worcester.**

**Apartment 40, Barbourne Works,
Northwick Avenue, Worcester. WR3 7AT**

Features

- Spacious Top Floor Apartment
- Historic Building
- Beautifully Presented
- Easy Access to City Centre
- Allocated Parking Space
- NO ONWARD CHAIN

A very well presented, spacious and characterful two bedroom top floor Apartment, situated within the historic Barbourne Works development in North Worcester.

Accommodation briefly comprising: Entrance Hall, useful storage cupboard, open plan Kitchen with Sitting Room and Dining Area, generous size Master Bedroom, further Bedroom / Study and Bathroom.

Outside: The Apartment benefits from allocated parking as well as communal central courtyard.

LOCATION:

The Apartment is situated in the popular residential area of Northwick, offering easy access to Worcester City centre, local amenities and major transport links.





Directions:

From Worcester City centre proceed in a northerly direction along The Tything. At the fork in the road, bear left onto Ombersley Road (A449). Take the 3rd left onto Northwick Road, then the 1st left into Northwick Avenue, where Barbourne Works can be found on the right hand side.

WAM 6828



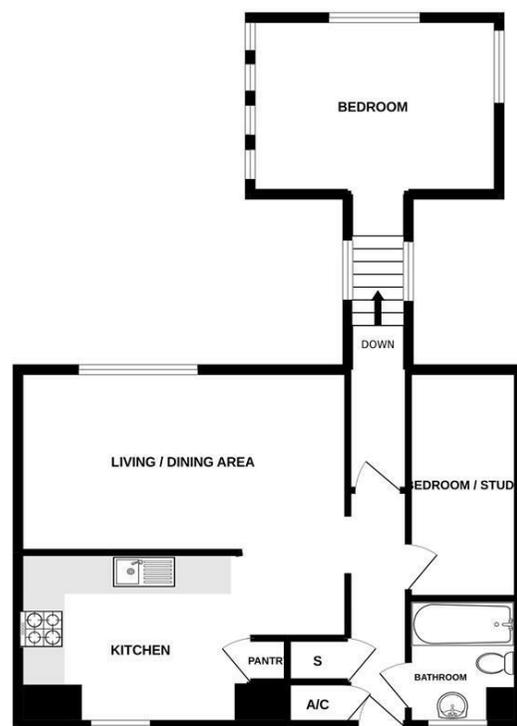
Useful Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: B

SECOND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 02022

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

SITTING / DINING AREA:

18'6" x 10'2"

KITCHEN AREA:

18'6" max 12'2" min x 9'1" max 7'10" min

IMPRESSIVE HALL:

11'4" x 3'4"

BEDROOM 1:

13'7" x 9'10"

BEDROOM 2 / STUDY :

13'1" x 6'3"

BATHROOM:

7'1" max 5'2" min x 6'3" max 6'1" min

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ