



Allan Morris
estate agents

Brook Street, Barbourne,
Worcester.

Apartment 17, Gheluvelt Court, Brook Street, Barbourne, Worcester. WR1 1JB

Features

- Residents Lounge and Laundry Facilities
- Beautiful Communal Gardens
- Development Manager on Site
- Close to Local Amenities
- Guest Suite on Premises
- Lift Accessible
- **MINIMUM AGE OF 60**

A well presented one bedroom first floor Retirement Apartment overlooking rear gardens, conveniently situated within Worcester City centre.

Accommodation briefly comprises: Entrance Hall with useful airing/storage cupboard, Living/Dining Area, Kitchen, Bedroom and recently refitted Shower Room.

Outside: There are beautiful communal gardens to the rear of the property, parking for residents as well as a shelter for mobility scooters and is all lift accessible.

AGENTS NOTE: The Apartment benefits from 24 hour emergency Appello call system and security camera in the main entrance.

LOCATION:

Gheluvelt Court is situated in the heart of Barbourne near to Gheluvelt Park and benefiting from many amenities, to include local convenience stores, doctors, pharmacy and bus service.





Directions:

From Worcester City centre proceed in a northerly direction along the A38 The Tything. Continue for a short distance before coming onto Barbourne Road. Continue down Barbourne Road before turning right into Brook Street, where Gheluvelt Court can be found on the left hand side almost immediately.

WAM 6818

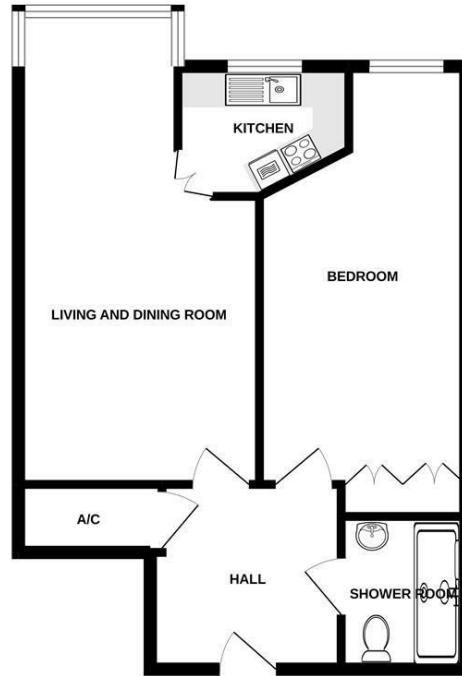
Useful Information:

Tenure: Leasehold

EPC Rating: B

Council Tax Band: B

FIRST FLOOR



Whilst every effort 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

HALL:
8'3" x 7'4"

LIVING / DINING AREA:
17'7" x 10'7" maximum

KITCHEN:
8'4" x 7'7"

BEDROOM:
18'7" maximum x 9'2" maximum

SHOWER ROOM:
6'9" x 5'0"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ