

49 Hardy Court, Worcester  
WR3 8AT



A generously proportioned split level apartment set over two floors. The home is walking distance of the city centre & Foregate Street train station & is offered for sale with no onward chain.

The home has three bedrooms & comprises: communal entrance with stairs rising to the second floor to the reception hallway into your penthouse property. From the hall is a useful study/store, bedroom two, the shower room & kitchen/dining/living space. From the living area is an under cover balcony, with a south/west aspect - ideal for a sundowner in the evening. The stairs rise to the top floor, where the landing leads to a further two bedrooms, with the Primary bedroom enjoying an en-suite shower room.

Externally, there are two parking spaces, visitors parking & residents grounds.

We understand pets are allowed.

Nearby, the home is walking distance of canal side walks, Gheluvelt Park & convenient for Perdiswell Leisure centre, Ravensmeadow golf course, the M5 J6. We understand the home is within catchment for Tudor Grange.

Worcester has a wide range of amenities to include bars, restaurants, cafes, breakfast spots, shops, supermarkets, retail parks, leisure facilities & two train stations with direct access to London.

LEASEHOLD

994 Years Remaining

Service Charge - £2000 per annum - No Ground Rent Payable







**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

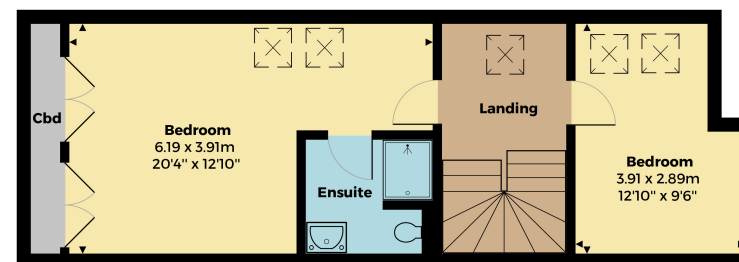
**General Information**

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



Second Floor

All measurements are approximate and for display purposes only



Third Floor

[sheltonandlines.co.uk](http://sheltonandlines.co.uk)