



Offers In Excess Of £325,000

3 Bedroom Apartment for sale

49 Hardy Court, Worcester



**EweMove**  
SALES AND LETTINGS



## Overview

This high specification three-bedroom duplex penthouse, with large open plan living /dining area, two parking spaces and direct access onto the south west facing sun/ terrace also as a 994-year lease. The 121 sq metre apartment is large and spacious, built in 2000, there are also wide entrance lobbies, private storage areas and extensive parking and communal gardens for residents to enjoy.



## Key Features

- Large South West Facing Sheltered Balcony Area
- Top Floor Duplex Penthouse apartment
- 2 Allocated Parking spaces
- 994 Year Lease
- Large Open Plan Living Area
- Newly Fitted Kitchen
- Office/ Family room
- Refitted Bathrooms
- Fitted wardrobes in 2 bedrooms









This high specification three-bedroom duplex penthouse, with large open plan living /dining area, two parking spaces and direct access onto the south west facing sun/ terrace also as a 994-year lease.

This 121 sq metre apartment is large and spacious, built in early 2000 there are wide entrance lobbies, private storage areas and extensive parking and communal gardens for residents. Nearby walks around the picturesque Barbourne Brook and into the city centre provide easy access by foot around the local area.

The apartment boasts a 1.4m wide entrance hallway, opening up to the open staircase giving this apartment a light and airy feel straight away. There are also 2 further storage cupboards in this hallway.

To your right is bedroom 2, fitted with storage wardrobes, a large dorma window and is next to the opulent shower room.

To your left is the study/ family room, which allows a separate space set apart from the main living zones.

Directly down the entrance hall, you arrive at the expansive kitchen/living area.



With its newly fitted gloss kitchen, peninsular cupboards overlooking the dining area, large enough for 6 dining chairs and a table, you turn to the large lounge area. Beautifully decorated by the present owner, this living space is both relaxing and invigorating, with the afternoon sun coming into both the lounge windows and the sliding doors leading directly to the covered sun terrace.

Back in the hallway, you go up the staircase to the light filled landing area which is like a small room itself and is presently used as a separate sewing area. From here, you have the main bedroom, a huge 6.6m by 4m room, again with fitted storage and also a modern shower room. On the opposite side of the landing, is the third bedroom, also with a wardrobe area and access to loft storage. Further attic access storage is also from the main bedroom.

This duplex apartment is one of only two originally designed in this development and the opportunity rarely appears to purchase one.

Close to the city centre, Shrub Hill railway station and easy access to the M5 junction 6 and Kidderminster, this is an apartment to be viewed.

**Kitchen/Dining/Living Room**  
24' 3" x 21' 11" (7.40m x 6.70m)

**Terrace**  
11' 3" x 7' 6" (3.45m x 2.30m)

**Bedroom 2**  
11' 6" x 11' 3" (3.52m x 3.45m)

**Study/Family Room/Play Room**  
9' 2" x 8' 2" (2.80m x 2.50m)

**Shower Room**  
11' 3" x 7' 1" (3.45m x 2.17m)

**Bedroom (Double) with Ensuite**  
21' 7" x 12' 11" (6.60m x 3.96m)

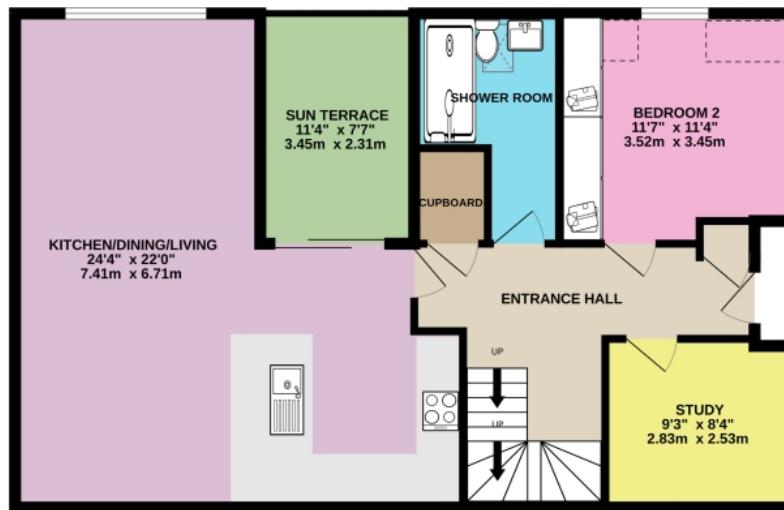
**Bedroom 3**  
12' 11" x 8' 11" (3.96m x 2.73m)

**Ensuite Shower Room**  
6' 6" x 6' 6" (2.00m x 2.00m)

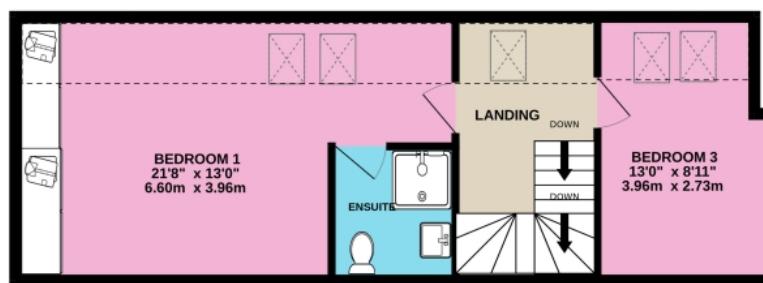
**Entrance Hall**  
15' 1" x 15' 8" (4.60m x 4.80m)  
at widest measurement

# Floorplans

THIRD FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



FOURTH FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



HARDY COURT, 3 BEDROOM APARTMENT WITH SUN TERRACE

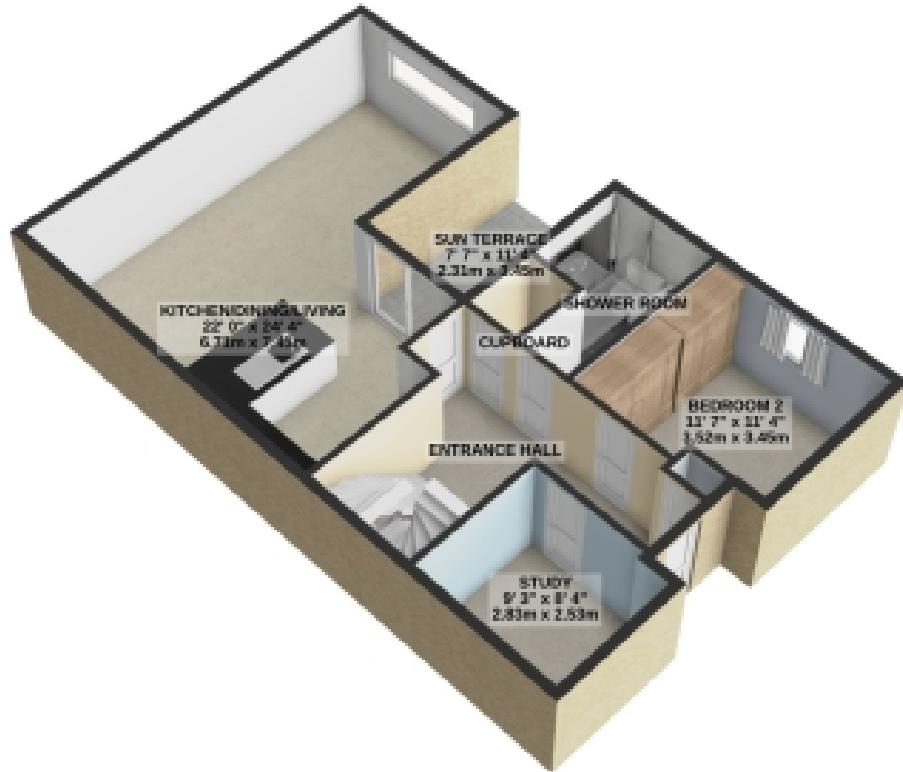
TOTAL FLOOR AREA: 1302sq.ft (121.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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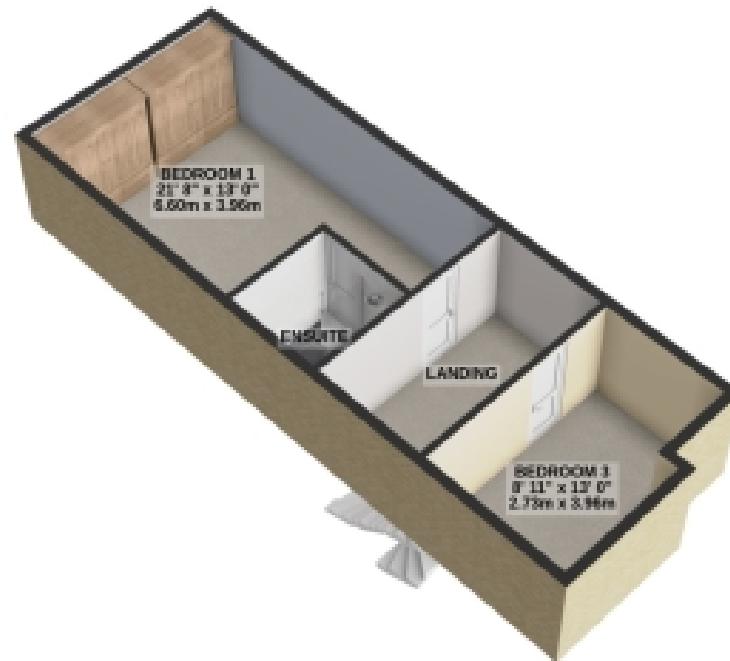
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829 sq.ft. (77.0 sq.m.) approx.



## FOURTH FLOOR

474 sq.ft. (44.0 sq.m.) approx.

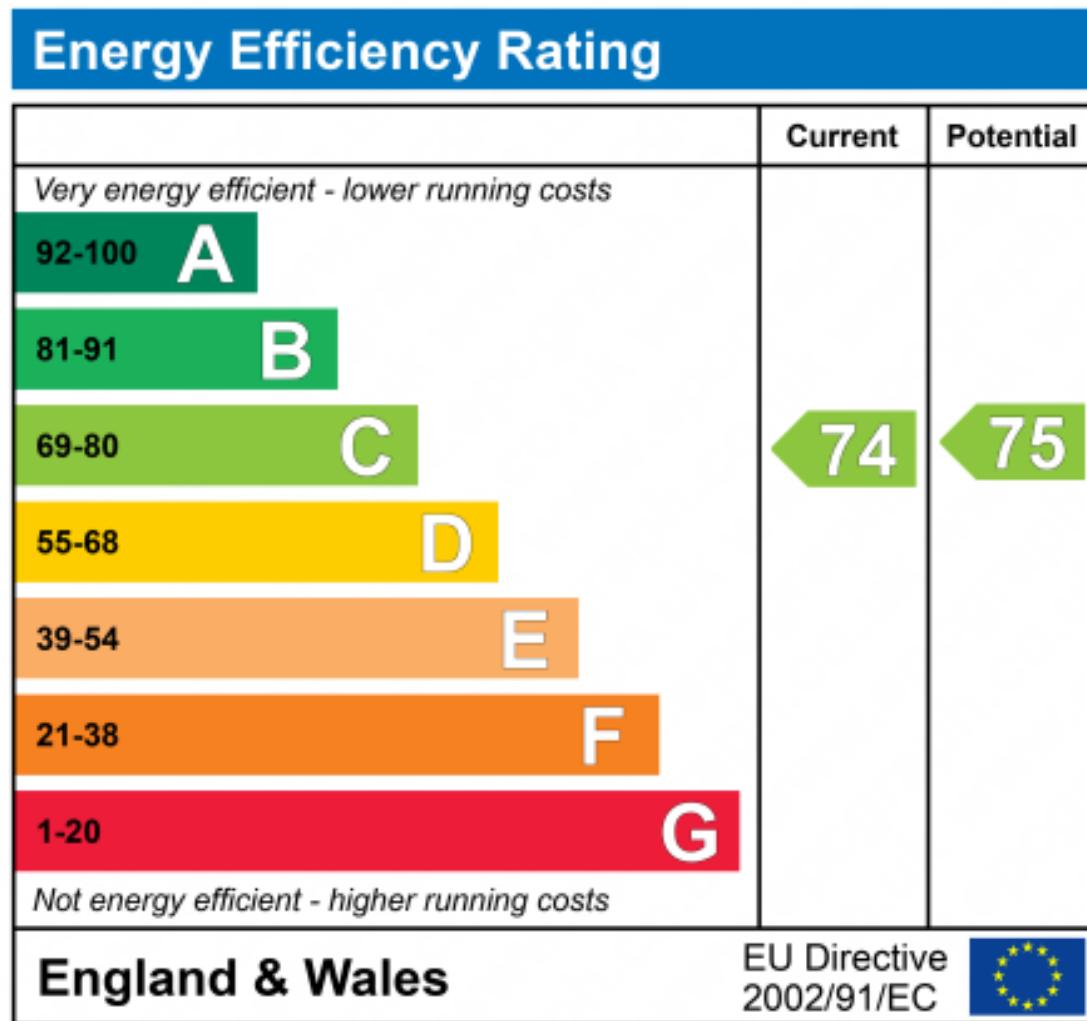


HARDY COURT, 3 BEDROOM APARTMENT WITH SUN TERRACE

TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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