

FLOOR PLANS and LOCATION



**PLEASE NOTE**  
Apartment 1 also has a large basement, which features two large areas useful for storage etc



**ARBORETUM COURT**  
Worcester

5 LUXURY APARTMENTS  
in the heart of the city



**Court Property Developers Ltd**  
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Court Property Developers Ltd is a local, NHBC registered builder and developer who put the same consistent quality in the development of apartments as in their large & exclusive 5 bedroom houses

**SELLING AGENTS**  
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Disclaimer:  
Dimensions are measured approximately one metre above floor level and are the maximum dimension, unless otherwise indicated. Room sizes may vary and are approximate only. Rooms in the roof space may have sloping roofs which may restrict headroom. The site plan has been drawn before building started on the site. Whilst it is our intention to build in accordance with this plan, there are occasions when boundaries and layout may change. Please check details of your chosen plot with the Selling Agent.



## LOCATION

Arboretum Court is in a quiet residential road, Arboretum Road, which is in close proximity to the city centre.

All the key attractions of the centre of this cathedral city are within easy walking distance.

## HISTORY

The three storey building was originally built as a doctor's surgery in the 19th Century, when the Arboretum area was a pleasure park and leisure area for the people of Worcester.

When built, it was apparently the first building in this area, and would have been built to fine standards with an imposing appearance.

Later, Arboretum Road was built up to meet the demand for housing from workers coming into the area and today the area remains almost exclusively residential.

Arboretum Court was, until recently, the offices of a firm of accountants. Having been acquired by Court Property Developers Ltd, it is now being converted into 5 high quality apartments.

## THE DEVELOPMENT

The original building is being extended to the side designed to complement the original building. This extension will be open at ground level to allow cars to drive through to the rear parking area.

At first and second storey level the extension will provide additional living area to the upper apartments. Finished to a high standard, as would be expected for city living, 4 apartments will benefit from allocated parking to the rear of the premises.

All existing timber has been treated where necessary, a new damp-proof course has been provided, extensive insulation has been fitted and new acoustic floors and ceilings have been laid. The new building will be both energy efficient and be to a high

acoustic standard, tested by a specialist acoustic consultant.

All electrical wiring and plumbing is being replaced and brought up to the latest standards, while all windows have been completely renovated.

Each apartment will have its own gas combi-boiler providing instantaneous hot water as well as supplying the radiators. These are controlled by a programmer as well as a room thermostat and individual thermostatic radiator valves.

Fully-fitted kitchens will be supplied with base units, work tops, wall cupboards, stainless steel sink with fitted waste-disposal unit, plus fridge, freezer and washing machine with drying capability.

COURT PROPERTY DEVELOPERS are local developers who employ their own builders and other tradesmen. Developments range from large detached houses in gated communities to blocks of apartments, both newly-built and converted. Conversions include Sidbury House (23 apartments and work-from-home office) near the Cathedral and The Old Rackets Court (14 apartments) on Sansome Walk, just a short distance from Arboretum Court.

## EACH APARTMENT WILL HAVE A 999 YEAR LEASE

If volunteers to be director are forthcoming amongst leaseholders, the developer will gift the freehold to a management company owned by the leaseholders; this gives leaseholders more control over the way the development is run and maintained. If not, the developer will sell the freehold to a specialist company. In any case, an initial managing agent will be appointed to look after the property who will also act as company secretary to any management company.

## SPECIFICATION

|   | Apartment 1 | Apartment 2 | Apartment 3 | Apartment 4 | Apartment 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| NUMBER OF BEDROOMS                        | 2           | 1           | 1           | 1           | 1           |
| LIVING ROOM/KITCHEN                       | YES         | YES         |             | YES         | YES         |
| LIVING ROOM                               |             |             | YES         |             |             |
| KITCHEN                                   |             |             | YES         |             |             |
| FAMILY BATHROOM                           | YES         | YES         | YES         | YES         | YES         |
| STORAGE ROOMS IN BASEMENT                 | YES [2]     |             |             |             |             |
| ENTRANCE DOOR OFF COMMUNAL HALL/STAIRWELL | YES         | YES         | YES         | YES         | YES         |
| ADDITIONAL REAR ENTRANCE                  | YES         |             |             |             |             |
| FITTED CUPBOARD/WARDROBE                  | YES         | YES         | YES         | YES         | YES         |
| FLOOR                                     | GROUND      | FIRST       | FIRST       | SECOND      | SECOND      |
| CAR PARKING                               | 1           | 1           | 1           | 1           |             |

## FEATURES: TO ALL APARTMENTS

### KITCHEN

FULLY-FITTED KITCHEN, WITH BASE AND WALL UNITS  
 STAINLESS STEEL GAS HOB  
 STAINLESS STEEL ELECTRIC OVEN  
 STAINLESS STEEL HOOD WITH EXTRACTOR FAN OVER HOB  
 FRIDGE  
 FREEZER  
 WASHING MACHINE/CONDENSER DRYER  
 STAINLESS STEEL SINK  
 WASTE DISPOSAL UNIT IN SINK

### ELECTRICS

EXTENSIVE POWER POINTS  
 MIXTURE OF PENDANT AND TRACKED LIGHT  
 SATELLITE DISH + AERIAL PROVIDED (DECODER NOT PROVIDED)  
 WIRING FOR TELEPHONE  
 COMMUNAL LIGHTS AND POWER SOCKETS  
 EXTERNAL LIGHTING  
 SMOKE/HEAT FIRE ALARM TO ALL APARTMENTS AND COMMUNAL AREAS (MAINS-POWERED WITH BATTERY BACK-UP)  
 BURGLAR ALARM (APARTMENT 1 ONLY)

### BATHROOM

BATH WITH SHOWER MIXER TAP  
 GLASS SHOWER SCREEN ON BATH  
 VANITY UNIT WITH STORAGE BELOW WASH BASIN  
 DOUBLE CUPBOARD ABOVE BASIN, WITH MIRROR DOORS  
 CLOSE-COUPLED WC  
 HEATED TOWEL RAIL  
 EXTRACTOR FAN

### HEATING

HIGH-EFFICIENCY GAS COMBI-BOILER  
 MAINS-PRESSURISED HOT WATER FROM BOILER  
 CENTRAL HEATING (PROGRAMMER, THERMOSTAT & THERMOSTATIC VALVES)

### DECORATION & FINISHES

CERAMIC TILES AROUND BATH/SHOWER  
 MATCHING SPLASH BACK ABOVE KITCHEN WORKTOP  
 STAINLESS STEEL HOB SPLASH BACK  
 FLOOR COVERING PROVIDED TO KITCHEN AND BATHROOMS  
 WALLS: MAGNOLIA EMULSION  
 CEILINGS: WHITE EMULSION  
 WOODWORK: WHITE GLOSS

## YOUR CHOICE

Depending on the stage of purchase, you have the choice of kitchen units, worktops, floor tiling and wall tiles, to be made from a selection

