

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS GRADE II LISTED ONE BEDROOM APARTMENT IS SITUATED IN THE HEART OF THE PICTURESQUE RIVERSIDE TOWN OF UPTON UPON SEVERN. THE PROPERTY OFFERS A MODERN FITTED KITCHEN/DINING/SITTING ROOM WITH SPACES FOR ELECTRICAL APPLIANCES, PLUMBING FOR A WASHING MACHINE. THE VAULTED CEILING WITH EXPOSED BEAMS GIVES THE FEELING OF SPACE AND CHARACTER. THE DOUBLE BEDROOM IS SERVICED BY THE GOOD SIZED BATHROOM WITH PLENTY OF STORAGE CUPBOARDS. NO ONWARD CHAIN.**

## Flat 3 - Offers In The Region of £105,000

10 New Street, Upton Upon Severn, Worcestershire, WR8 0HR



# Flat 3, 10, New Street

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year.

The town offers a good variety of shops, restaurants and pubs alongside a Doctors surgery with pharmacy and a dentist, a library and a rugby club to name but a few. Open countryside adds to the appeal.

Situated approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern for the commuter.

## Property Description

This Grade II Listed one bedroom apartment is situated in the heart of town and offers a modern fitted kitchen with plenty of storage base cupboards and workspace over, spaces for electrical appliances, space and plumbing for a washing machine. The vaulted ceiling with exposed beams gives the feeling of space and character. The double bedroom is serviced by the good sized bathroom with plenty of storage cupboards.

Wooden door from the pavement to:

## Ground Floor

Stairs to first floor, wooden door to:

## Second Floor

## Landing

Window to the rear aspect, door to the Bedroom, open plan to:

## Open Plan Kitchen/Dining/Living Room 21.65ft (6.60m) x 14.43ft (4.40m)

Windows x two to the front aspect, power points, TV points, exposed beams, wall lights, modern fitted kitchen with base units and work surface over, stainless steel sink and drainer with mixer tap over, space for an electric oven with a stainless steel splash back and a stainless steel extractor fan over, space and plumbing for a washing machine and further spaces for electrical appliances.

## Bathroom

Window to the rear aspect, fitted with a low level WC and wash hand basin, panelled bath with electric shower over and curtain rail, wall mounted electric heater, ceiling light.

## Bedroom 12.14ft (3.70m) x 7.18ft (2.19m)

Window to the rear aspect, exposed beams, wall lights, power points.





## Directions

From our John Goodwin office in the High Street, take the first right turning into New Street where the entrance to the property can be found at the Travel Agents shop on the right hand side.



## Services

We have been advised that mains electric and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 169 year lease from 2024. The ground rent is £?pa and the annual service charge is £?.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

COUNCIL TAX BAND "A"

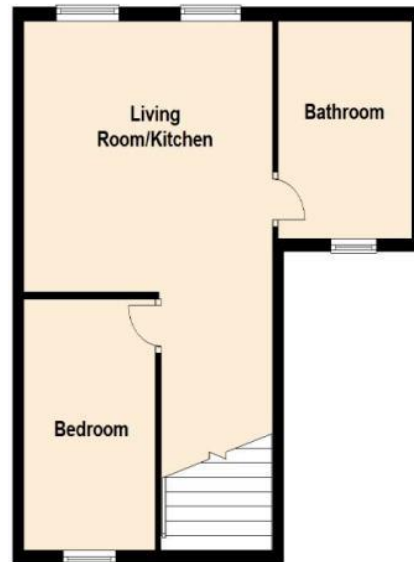
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is N/A.

### Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 42.9 sq. metres (461.3 sq. feet)



Upton Office  
01684 593125  
9 High Street, WR8 0HJ

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.