



THIS WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT IS SITUATED IN A DESIRABLE AND SOUGHT AFTER LOCATION AT THE RIVERSIDE OF THE PICTURESQUE TOWN OF UPTON UPON SEVERN. THE OPEN PLAN KITCHEN/BREAKFAST/SITTING ROOM OFFERS A MODERN FITTED KITCHEN WITH INTEGRAL OVEN AND HOB, SPACE AND PLUMBING FOR A WASHING MACHINE, SPACE FOR A FRIDGE AND A FEATURE FIREPLACE ADDING TO THE APPEAL. THE DOUBLE BEDROOM OFFERS BUILT IN DOUBLE WARDROBES AND IS SERVICED BY THE BATHROOM. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING AND A ALLOCATED PARKING SPACE IN THE REAR GATED COURTYARD CARPARK. WITHIN WALKING DISTANCE TO ALL AMENITIES. NO ONWARD CHAIN. EPC C.

Flat 1, Bankside House – Guid Price £155,000

Waterside, Upton Upon Severn, Worcestershire, WR8 0JD



Flat 1 - Bankside House

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 dentist, a library and rugby club.

Located 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 with direct links to London.

Property Description

This well presented one bedroom ground floor apartment is located at the riverside of the picturesque town of Upton Upon Severn.

The kitchen/breakfast/sitting room offers a modern fitted shaker style kitchen with a integral oven and gas hob, space and plumbing for a washing machine and space for a fridge. A feature fireplace with gas coal effect fire and good sized window to the rear adds to the appeal. The bedroom has built in wardrobes and is serviced by the bathroom.

Further benefits include gas central heating and a allocated parking space in the rear gated courtyard carpark.

From the apartment it is a easy level walking distance to all the amenities on offer. This home would make a wonderful lock up and leave for the retired or professional couple wanting to get away without the maintenance and upkeep of a garden.

Enter from the wooden communal door from the driveway into the communal entrance hallway, where no. 1 can be found on the ground floor on the right hand side. Wooden door to:

Entrance Hallway

Ceiling light, electric fuse box, radiator, heating control gauge, telephone point, door to the bathroom and bedroom, door to:

Kitchen/Breakfast/Family Room

Wooden window to the rear aspect, feature fireplace housing a coal effect gas fire with a wooden mantle and marble hearth, power points, radiator, ceiling lights x two, fitted with a wooden shaker style kitchen with wall and base units and work surface over, integral oven and gas four ring hob with extractor fan over, part tiled splashbacks, space and plumbing for a washing machine, space for a fridge, part vinyl flooring, part carpet, smoke alarm.





Bedroom

Wooden window to the side aspect, built in double wardrobe with over head storage cupboards, radiator, ceiling light, power points, built in double wardrobe with over head storage cupboards (housing the Ideal Classic gas boiler).

Bathroom

White three piece suite comprising of a panelled bath with mains shower and shower rail and curtain over, a low level WC and wash hand basin with mirror and shaver point over, vinyl flooring, radiator, ceiling light, part tiled walls.



Agents Notes

Leasehold: 169 years remaining.
Ground Rent of £10 per calander year
Service Charges to be confirmed.

Directions

From our John Goodwin office in the High Street, walk down to the river front and turn right. Continue along the front and go past the Swan Hotel. Flat 1 Bankside House can be found 100 yards along on the right hand side by one of our for sale boards. By car the property can be accessed by driving down Dunns Lane onto Waterside.



Services

We have been advised that mains services 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.

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 C.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 409 sq ft. (38.0 sq m.) approx.
While every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with MyHome24.com



Upton Office
01684 593125
9 High Street, WR8 0HJ

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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.