

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED SECOND FLOOR FLAT OFFERS SPACIOUS LIVING ACCOMMODATION ALONGSIDE CHARACTER FEATURES. THE MODERN FITTED KITCHEN WITH VIEWS OVER THE ROOFTOPS TOWARDS THE MALVERN HILLS HAS THE ADDED BENEFIT OF INTEGRAL APPLIANCES. THE LOUNGE IS A GOOD SIZE AND HAS TWO FEATURE SASH WINDOWS AND EXPOSED BEAMS. A MODERN FITTED SHOWER ROOM WITH MAINS SHOWER AND SECOND BEDROOM ALL ADD TO THE APPEAL. LOCATED IN THE HEART OF TOWN CLOSE TO ALL AMENITIES WITH GOOD ROAD AND RAIL NETWORKS CLOSE BY FOR THE COMMUTER. NO ONWARD CHAIN. EPC C.

Flat 2, 2 Old Street – Guide Price £135,000

2 Old Street, Upton Upon Severn, Worcestershire, WR8 0HA



Flat 2, 2 Old 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, supermarkets, bakery, chemist, post office with banking facilities alongside pubs, restaurants and cafes. There is a doctors surgery with pharmacy and dentist, a library, rugby club and a primary school for families with children.

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 Paddington.

Property Description

This well presented second floor flat offers spacious living accommodation alongside character features to include exposed beams and feature sash windows. The modern fitted kitchen has views over the rooftops towards the Malvern hills and benefits from integral appliances to include an oven, ceramic hob with extractor hood over, fridge, dishwasher and washing machine adding to the appeal. Spacious lounge and master bedroom. The second bedroom is a double and both the bedrooms are serviced by the modern fitted shower room. Neutrally painted throughout with carpet and vinyl flooring.

Wooden door from Old Street to:

Communal Entrance Hall

Stairs to the first floor, ceiling light, wooden door to:

Hallway

UPVC double glazed window to the side aspect, smoke alarm, electric heater, ceiling lights x three, heating control gauge, cupboard (housing the electric fuse box) doors to:

Lounge

Wooden sash windows with secondary glazing to the front aspect x two, door to the cupboard (housing the hot water tank), electric heater, exposed beams on ceiling and walls, ceiling light, power points, TV point.

Kitchen

Double glazed window to the rear aspect with views towards the Malvern hills over the roof tops, fitted with a matching range of beech effect wall and base units with work surface over, stainless steel one and a half bowl sink and drainer with a stainless steel mixer tap over, integral electric oven, ceramic hob with extractor hood over, integral fridge, dishwasher and washing machine, part tiled walls, vinyl flooring, power points, inset ceiling spotlights.





Bedroom 1

Wooden sash windows with secondary glazing to the front aspect x two, electric heater, power points, ceiling light, loft access.

Bedroom 2

Wooden single glazed window to the rear aspect, power points, ceiling light, electric heater.

Shower Room

Velux window to the side aspect, fitted with a white low level WC and wash hand basin with a shelf and mirrored cabinet over, corner shower with a mains shower and glass shower screen, part tiled walls, carpet flooring, inset ceiling spotlights, chrome towel rail.



Agents Notes

Lease: 99 Year from 2017.

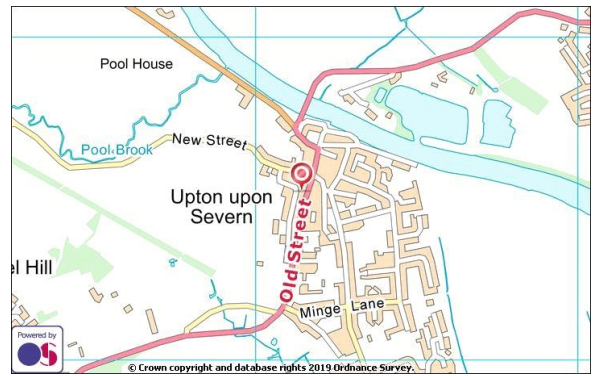
Service charge/Annual ground rent: £50 per year. The registration with companies house is £7 per year.

New re-fitted integral appliances in the kitchen, roof insulation and cavity wall insulation done in the last two years.



Directions

From the John Goodwin office in the High Street, continue up onto Old Street, where the entrance door can be found just the crossroads, next to Badhams hardware/toy store on the right hand side.



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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

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 Office, Tel: 01684 593125

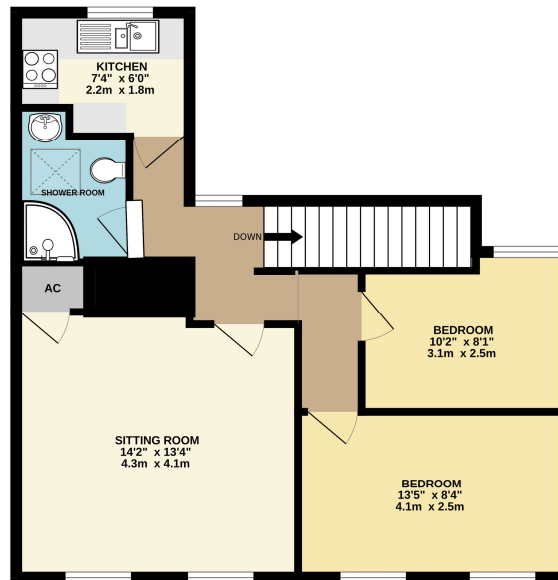
Council Tax

COUNCIL TAX BAND "A"

EPC

The EPC rating for this property is C.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA - 579 sq ft (53.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Issue with Memento (2024)



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.