

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED AND SPACIOUS TWO BEDROOM HOUSE ON THE POPULAR RETIREMENT COMPLEX OF BERROW COURT FOR THE OVER "55'S". THE PROPERTY BENEFITS FROM A GROUND FLOOR SHOWER ROOM, A GENEROUS SIZED SITTING ROOM WITH A FEATURE FIREPLACE, A DINING ROOM WITH PATIO DOORS TO THE REAR COURTYARD AND A MODERN FITTED KITCHEN WITH INTEGRAL WAIST HIGH DOUBLE OVEN AND CERAMIC HOB AND SPACES FOR FURTHER ELECTRICAL APPLIANCES. BOTH THE BEDROOMS ARE DOUBLE SIZED WITH BUILT IN WARDROBES. OUTSIDE THERE IS A SOUTH/WESTERLY FACING ENCLOSED PAVED COURTYARD GARDEN. FURTHER BENEFITS INCLUDE A GARAGE EN BLOC, COMMUNAL LAUNDRY ROOM AND COMMUNAL GARDENS TO ENJOY. NO ONWARD CHAIN. EPC E.

22 Berrow Court - Offers in the region of £259,000

22, Berrow Court, Gardens Walk, Upton Upon Severn, Worcestershire, WR8 0JP



22 Berrow Court

Location & Description

The property is in a very convenient location, within close level walking distance of the town of Upton upon Severn, 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 has a good range of shops, supermarkets, a sub post office with banking facilities, bakery, hairdressers, pubs, restaurants and cafe's, a library, church and medical centre with pharmacy and dentist.

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. Open countryside adds to the appeal.

Property Description

Berrow Court is situated in Gardens Walk and is part of a Cognatum property retirement complex. A short level walk into the centre of Upton upon Severn and all its amenities is an added bonus. The property offers bright and spacious living accommodation with an entrance hall, stair lift to the first floor, a downstairs shower/cloakroom, a good sized sitting room with a feature fireplace leading through to the dining area with patio doors out onto the rear courtyard and a modern fitted kitchen with an integral waist high double oven and ceramic hob and spaces for further electrical appliances. On the first floor the two good sized double bedrooms with built in wardrobes are serviced by the bathroom.

Outside the south/westerly facing low maintenance paved courtyard is a place to sit and enjoy with visiting family and friends. Further benefits include double glazing and a garage En Bloc. Berrow Court offers a laundry room and communal gardens with beautiful views over the Ham and open countryside.

Entrance Hallway

Wooden door to the front aspect, smoke alarm, power points, stairs to the first floor, stair lift to the first floor, door to the under stairs storage cupboard, electric storage heater, ceiling light, door to lounge, door to:

Shower Room

Fitted with a shower cubicle with a mains shower, glass sliding door and fully tiled, white low level WC and wash hand basin with a vanity storage cupboard under and a large mirror, light and shaver point over, door to a storage cupboard (housing a hanging rail), heated towel rail, ceiling light, coat hooks.

Lounge

Part glazed door and side panel into the lounge, wooden double glazed window to the front aspect, electric storage heater, power points, wall lights x 3, ceiling light, TV point, feature fireplace with a wooden mantle, marble hearth and surround with a electric coal effect fire, door to the kitchen, archway to:





Dining Room

Wooden double glazed doors to the courtyard, ceiling light, power points, electric storage heater, hatch opening to the kitchen.

Kitchen

Fitted with a matching range of wall and base units with work surface over, bowl and drainer with a mixer tap over, part tiled splash backs, vinyl flooring, ceiling light, power points, integral waist high Zanussi double oven, ceramic hob, space for a fridge/freezer, space for a fridge, wooden double glazed window to the rear aspect, wooden double glazed door to:

Rear Porch

Wooden double glazed door to the rear courtyard, wooden double glazed windows to the rear and side aspects, storage cupboards.

First Floor

Landing

UPVC double glazed Velux window to the front aspect, ceiling light, power points, loft access, doors to:

Bedroom One

Wooden double glazed window to the front aspect, ceiling light, power points, TV point, electric storage heater, two x double wardrobes (with hanging rails and shelving).

Bedroom Two

Wooden double glazed window to the rear aspect, ceiling light, power points, electric storage heater, two x double wardrobes (with hanging rails and shelving).

Bathroom

Wooden double glazed Velux window to the rear aspect, fitted with a three piece white suite comprising of a panelled bath with a hand held shower attachment over the taps, a low level WC and wash hand basin with a large mirror and light over, heated towel rail, electric fan heater, airing cupboard (housing slatted shelving), wall hung storage cupboard (housing shelving), part tiled splash backs.

Outside

Rear Garden

South/Westerly facing low maintenance fully paved garden, with borders, plants and shrubs, low hedgerow. Newly fitted trellis fencing and wooden gate.

Front Garden

Border with plants and shrubs, lawned area and paved path to the front door.

Agents Notes - Over 55's Retirement Property

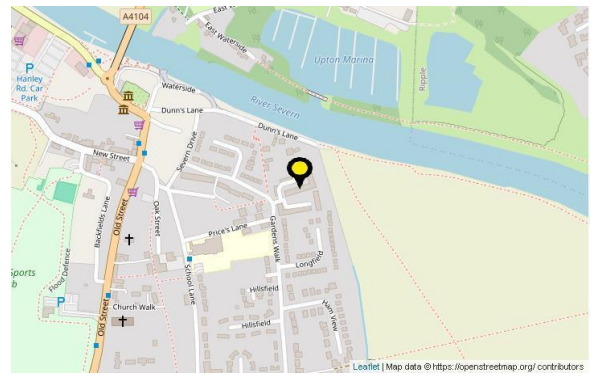
Service Charges

We understand that the service charge is currently £6,064 per annum (subject to change) payable quarterly, which includes building insurance, external decoration, maintenance of the grounds and communal areas, laundry facilities, window cleaning, resident manager, CCTV and personal alarms. Further information can be obtained from the Agent's office.



Directions

From the John Goodwin office in the High Street, turn right past the Anchor pub into Dunns Lane. Then take the first right into Severn Drive, continue along then the first left into Gardens Walk and Berrow Court can be found after a short distance on the left hand bend ahead of you. Once entering Berrow Court the property can be found down the walkway on the left hand side of the lawned area.



Services

We have been advised that mains services water and electric 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 and has 105 years remaining on the current lease.

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

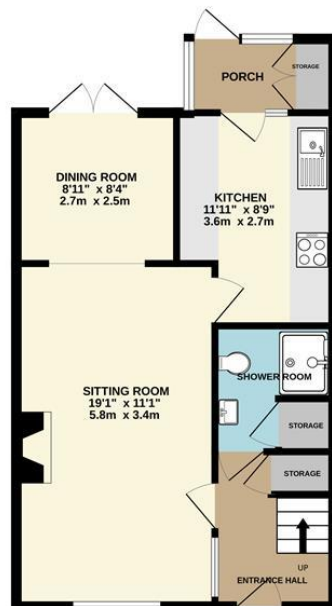
COUNCIL TAX BAND "E"

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

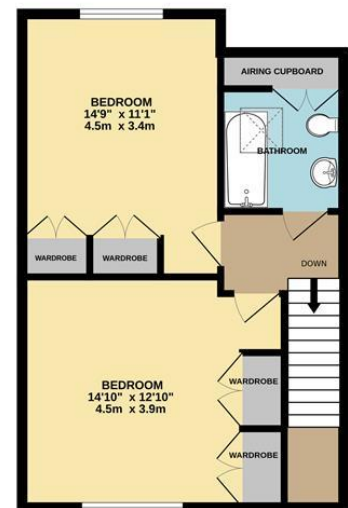
EPC

The EPC rating for this property is E.

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.

Made with MapSource 6.0.0.5.

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.



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