



**This Fantastically Situated Two Bedroom First Floor Apartment Enjoys An Extremely Convenient Location In The Heart Of Town. Spacious, Bright And Well Maintained Throughout. UPVC Double Glazing, Garage En Bloc And Off Road Parking. Ideally Suited For The First Time/Rental Investor Or Those Looking To Downsize. No Onward Chain. EPC C.**

## Flat 4 Collinghurst House – Guide Price £139,950

Collinghurst House, New Street, Upton Upon Severn, Worcestershire, WR8 0JJ



# Collinghurst 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, supermarkets, pubs, restaurants and cafes. There is a library, rugby club and sought after Doctors surgery with a dentist and pharmacy. For families with children there is Upton Primary School which follows onto the desirable Hanley Castle High School. Open countryside adds to the appeal.

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 for the commuter.

## Property Description

This bright and spacious first floor two bedroom apartment offers a heart of town location with a garage and off road parking. The accommodation is well maintained throughout with well proportioned rooms. A good sized lounge/diner with lovely views over to the Pepperpot one side and a balcony to the other adds to the appeal. The modern fitted kitchen has the added bonus of free standing appliances to include a electric cooker with a ceramic hob, an under counter fridge and dishwasher. A door leads into the utility cupboard with spaces and plumbing for a washing machine and tumble dryer. There are two good sized double bedrooms and a modern fitted family bathroom with a shower over the bath.

Further benefits include UPVC double glazing, electric storage heating, two storage cupboards and an enclosed communal washing area outside.

Within walking distance to all the amenities on offer in this pretty riverside town. The Doctors surgery is a short walk away as are some lovely walks along the river or open countryside. Good road and rail links are found close by for the commuter.

## Ground Floor

Communal door to the front aspect with telephone controlled buzzer for guests, stairs to the first floor and entrance door to number 4.

## Entrance Hallway

Smoke alarm, power points, ceiling lights x two, electric storage heater, door to the walk in storage cupboard (housing the electric fuse box and shelving), door to a further storage cupboard, wall hung intercom telephone, doors to all rooms.

## Kitchen

UPVC double glazed window to the front aspect, white shaker style wall and base units with work surface over, sink and drainer with mixer tap over, part tiled splash backs, free standing electric cooker with a ceramic hob, under counter dishwasher and fridge, feature glass wall display cupboards, vinyl flooring, power points, ceiling light, door to the Utility





cupboard (housing spaces and plumbing for a washing machine and tumble dryer).

#### **Lounge/Diner**

UPVC double glazed window to the front aspect, UPVC double glazed window and door to the Balcony, ceiling lights x two, electric storage heater, power points, TV point.

#### **Master Bedroom**

UPVC double glazed windows x two to the rear aspect, electric storage heater, ceiling light, power points.

#### **Bedroom Two**

UPVC double glazed window to the rear aspect, electric storage heater, ceiling light, power points.



#### **Bathroom**

UPVC obscure double glazed window to the front aspect, fitted with a white bathroom suite comprising of a panelled bath with a Triton electric shower and glass shower screen over, wash hand basin with a mixer tap over, vinyl flooring, ceiling light, part tiled walls.

#### **Toilet**

UPVC obscure double glazed window to the front aspect, fitted with a white low level WC, ceiling light, vinyl flooring.

#### **Outside**

#### **Communal Areas**

Garage En Bloc with residents parking and enclosed area with washing lines.



## Directions

From the John Goodwin office in the High Street head towards the cross roads and take a right turn into New Street. Continue along and you will see Collinghurst House and the front entrance door on the left 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 125 year lease from 23<sup>RD</sup> December 2002. Maintenance/service charge £100 per calendar month to include communal cleaning, improvements and buildings insurance (reviewed yearly). Ground rent n/a.

## 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  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA - 755 sq.ft. (70.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained in these measurements of doors, windows, rooms and other features, we do not warrant its accuracy and it should not be relied on for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The area shown is not to scale and the property has not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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