



Flat 4 Collinghurst House New Street, Upton upon Severn, WR8 0JJ

£150,000

A deceptively spacious two double bedroom first floor apartment in the centre of Upton town centre with garage and parking. The accommodation comprises; entrance hallway, lounge dining room with a balcony and lovely views to front and rear, fitted kitchen with walk in utility cupboard, two double bedrooms, bathroom, various storage cupboards, off road parking and a garage. The property is double glazed, has electric storage heating, views to the Pepperpot to the front and over Upton to the playing fields at the rear. Viewing a must to appreciate the size and location of property on offer.



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COMMUNAL ENTRANCE

With phone system and stairs to all floors, number 4 is to be found on the first floor.

ENTRANCE HALLWAY

Wooden front door, entry phone system, electric storage heater, walk in store cupboard, coats cupboard, airing cupboard housing hot water tank, doors to:

LOUNGE DINER 21'0" x 10'7" (6.42 x 3.25)

Front facing UPVC double glazed window with views to the Pepperpot, rear facing UPVC double glazed window and door to balcony with southerly views over Upton to the playing fields, wall mounted electric storage heater, telephone point, television point.

FITTED KITCHEN 10'4" x 7'4" (3.17 x 2.26)

Front facing UPVC double glazed window, modern kitchen with a range of eye and base level white units, work top with inset stainless steel one and a half bowl sink and drainer unit, mixer tap, tiled splash back, space for electric cooker, space and plumbing for dishwasher, space for tall fridge freezer, cupboard housing space and plumbing for automatic washing machine and tumble dryer.

BEDROOM ONE 10'4" x 13'6" (3.16 x 4.14)

Two rear facing UPVC double glazed windows, wall mounted electric storage heater, television point.

BEDROOM TWO 13'1" x 10'4" max (4.00 x 3.17 max)

Rear facing UPVC double glazed window.

BATHROOM 5'6" x 6'0" (1.68 x 1.84)

Front facing obscure glass UPVC window, refitted white suite comprising; electric shower over bath with tiled splash surrounds and curved glass screen, wash hand basin.

SEPARATE CLOAKROOM

Front facing obscured glass UPVC window, low level W.C.

OUTSIDE

The property has an outside lockable store to the rear of the property, with communal outside space. The property has an en-bloc single garage to the rear of Collinghurst House.

LEASE DETAILS

The property is leasehold with a 125 year lease from 1991 with a service charge £541.07 per year and ground rent £10.00 This point should be confirmed by your solicitor.



DIRECTIONS

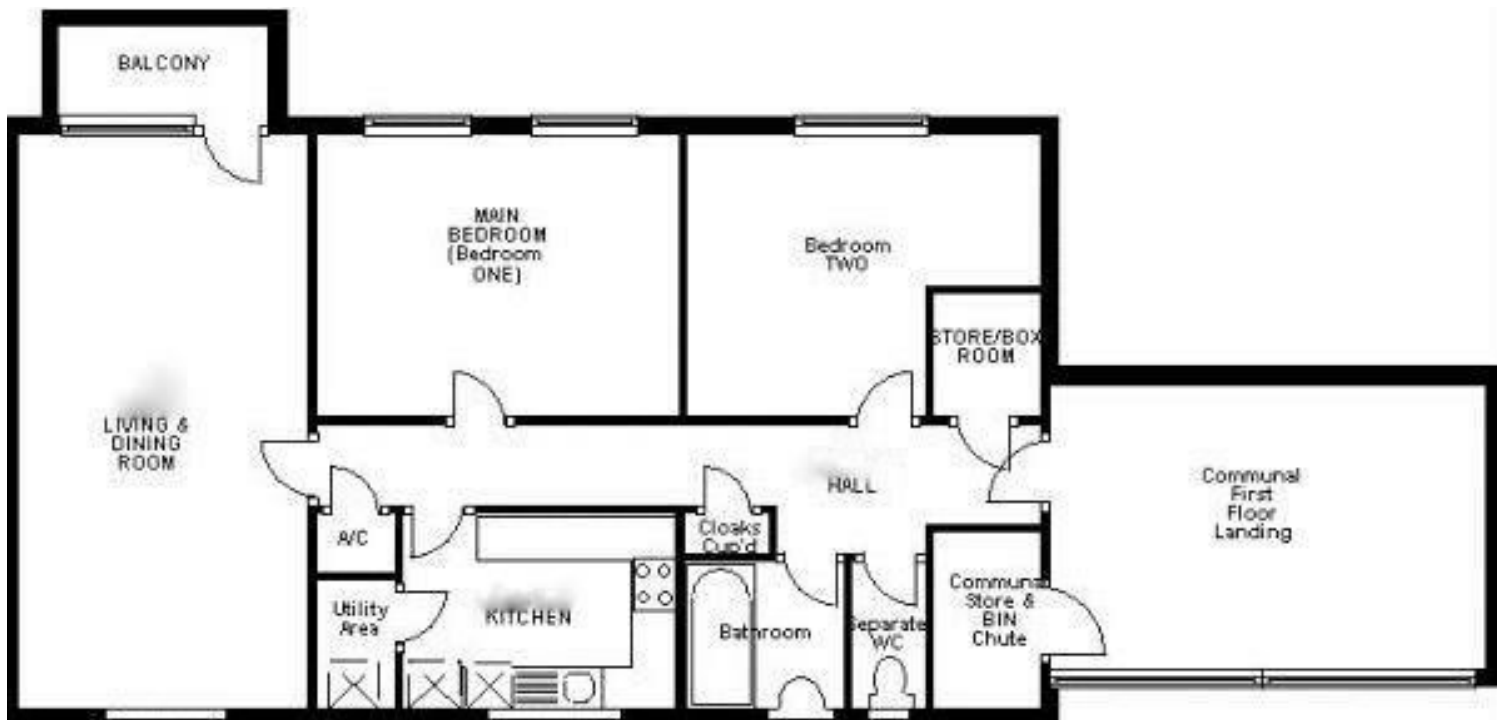
From the Allan Morris office in Old Street proceed towards the River Severn and turn left at the cross roads into New Street. Follow the road and Collinghurst House can be found on the left hand side. Number 4 is accessed from the front of the property.

AGENTS NOTES

The photographs were taken, after the carpet was replaced in the lounge and the room decorated, and prior to the existing tenancy.

The property is currently tenanted with a rental income of £650.000 PCM (£7800 per year, representing a gross return of 5.2%





TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

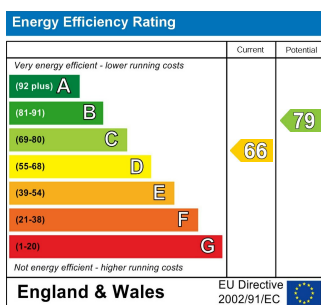
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: A

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: C79 - please note a new EPC is being provided.

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

EPC

Material Information Report



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