



**5 Bankside House Waterside, Upton-Upon-Severn, WR8  
OJD**

**£155,000**

A beautifully presented penthouse apartment right in the centre of Upton upon Severn with a share of the Freehold. The accommodation comprises: Communal entrance hall, personal entrance hall, an attractive sitting room open plan to a fully fitted kitchen with integrated oven, hob and extractor hood. The double bedroom benefits from built in wardrobes, and a refitted shower room. The property further benefits from gas fired central heating and double glazing. There is an allocated parking space within the communal walled courtyard garden at the rear. Fantastic central apartment. Rental potential £750pcm. Currently vacant, no chain.



## 5 Bankside House, Waterside, Upton-Upon-Severn, WR8 0JD

Upton upon Severn is an historic town situated on the banks of the river Severn. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and senior school (11 to 18 years) at Hanley Castle.

Upton upon Severn has a marina and numerous clubs and societies for all ages. To date there is an annual point to point meeting as well as Jazz, Folk and River festivals. It is an active town yet retains its charm and character. Upton upon Severn is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

### COMMUNAL ENTRANCE

Accessed via a secure front door (with pone entry system). Stairs to second floor landing, door to:

### PERSONAL ENTRANCE

Ceiling light point, access to loft space, radiator, entry phone system. Loft is boarded with light and two double sockets, ideal for storage or possible conversion for home office. There is also a good loft ladder fitted to the hatch for easy access. Doors to:

### OPEN PLAN LOUNGE DINER AND KITCHEN 14'0" x 14'6" max (4.28m x 4.44m max)

Rear and side facing with double glazed sash window to the rear, double glazed velux style roof window to side, ceiling light point, radiator. Refitted kitchen comprising of a contemporary Shaker style units, marble effect work surface with inset sink and drainer unit with a mixer tap, integrated Zanussi electric oven and hob with stainless steel splash back and extractor hood over, space and plumbing for washing machine and space for a fridge, wood effect flooring.

### DOUBLE BEDROOM

Side facing double glazed window with river view, ceiling light point, double built in wardrobe and single built in wardrobe, cupboard housing wall wall mounted Ideal combi boiler, radiator.





## SHOWER ROOM

Refitted white suite shower room with double walk in shower with mixer attachments, glass screen and marble effect waterproof surrounds, low level WC, wall hung sink with drawer below, radiator, extractor fan, ceiling light point, waterproof wood effect flooring.

## OUTSIDE - Parking

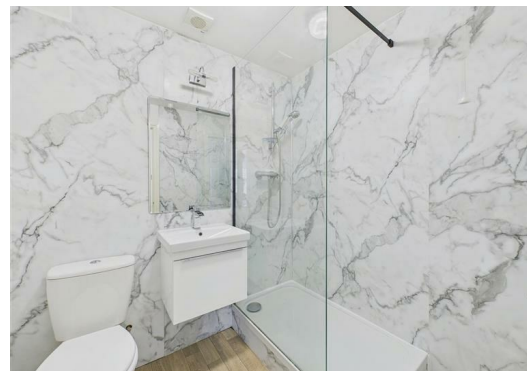
The property is approached via a path and steps leading to the front entrance. To the front of the building there is an established shrub border. To the side and rear of the property a communal walled courtyard garden and allocated parking space for the apartment.

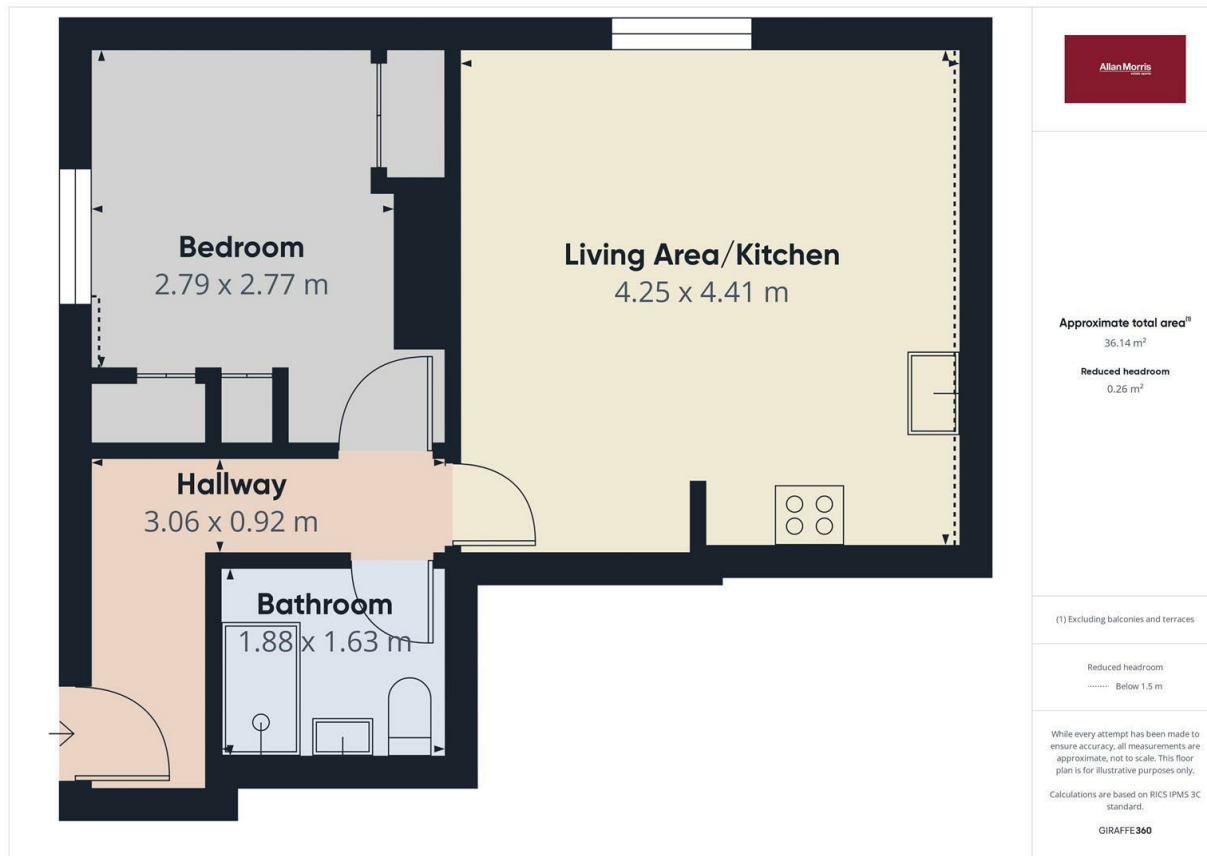
## LEASE DETAILS

999 years from 2018, service charge under review, owns 1/6 share of freehold, we are advised that air B&B is permitted.

## DIRECTIONS

From the centre of Upton follow the High Street in the direction of the river. Bear right onto Dunns Lane and follow until the river is on your left hand side. Bankside house will be on your right, indicated by the For Sale sign. For more details or to arrange a viewing, please call us on 01684 891348





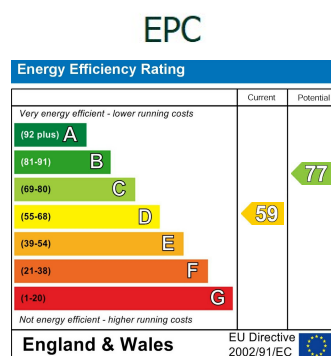
**TENURE:** We understand the property to be Leasehold - with a share of the freehold, but this point should be confirmed by your solicitor.

**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, 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: B

**ENERGY PERFORMANCE RATINGS:** Current: D59 Potential: C77



## Material Information Report

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