






Severn Grange Northwick Road, Worcester, WR3 7RE
Offers over £220,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

We are delighted to bring to the market this wonderfully presented upper floor apartment, situated in the ever-popular area of Bevere, on the Northern outskirts of the City.

This apartment will suit young professionals and older active couples/singles who want to live in the city but have the countryside on their doorstep. Built in the 1960s as luxury maisonettes the property consists of two apartment blocks, each containing six large flats. Property management is done by the owners themselves ensuring that the buildings are well maintained and that any improvements are discussed and agreed by all the owners. Living in this desirable part of Worcester, yet only 10 minutes drive/30 minutes walk from the city centre, has the added bonus of security, privacy and tranquillity. The apartment has some of the best views in the building, looking across to the Malvern Hills and Worcester Cathedral. On summer evenings enjoy stunning sunsets from the balcony and watch the mist rolling down the River Severn on winter mornings. On Sundays you can open the balcony doors and hear the bells of Hallow Church from across the river whilst you enjoy your breakfast!

Upon entering the main building, you are greeted by a welcoming communal hall that has been recently been decorated and fitted with carpet. Stairs rise to the property that comprises a cloaks storage cupboard. There is also a laundry cupboard with plumbing for a washing machine, adding to the apartment's practical amenities.

The sitting room is spacious and includes a dining area, creating a perfect space for both relaxation and entertaining. This room benefits from sliding doors that open onto the balcony, allowing for seamless indoor-outdoor living and offering stunning long-distance countryside views.

The contemporary kitchen is well-appointed with modern wall and base units.

The apartment offers three well-proportioned bedrooms, each designed to accommodate various needs and preferences. The modern bathroom is stylishly finished and equipped with contemporary fixtures and fittings, providing a comfortable and elegant space for daily routines.

In addition to the excellent living space, the property benefits from a garage En bloc, providing secure storage or parking, and additional parking facilities, ensuring ample space for vehicles. The apartment is equipped with gas-fired central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

Overall, this beautifully presented apartment combines modern living with practical features and stunning views, making it an ideal home in the desirable area of Bevere.

Communal Entrance

Communal entrance opens to:

Inner Communal Area

Stairs to all floors, recently fitted with carpet and communal hall with post boxes

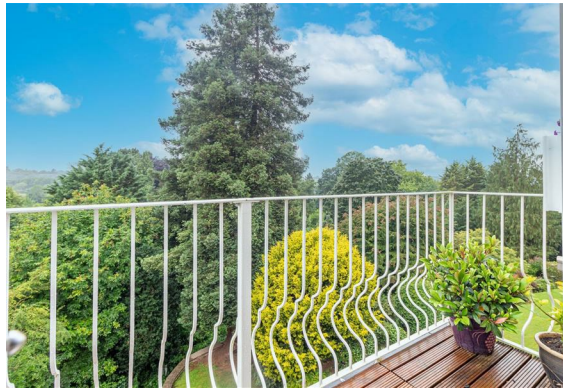
Entrance Hall

Built in storage cupboard, door to built in laundry cupboard with plumbing and space for washing machine and wall mounted Alpha central heating boiler. Doors off to:

Living Room With Dining Area

With sliding doors opening to the balcony enjoying wonderful long distance views across countryside.





Kitchen

Contemporary built in wall and base units, integrated Hotpoint dishwasher, built in Zanussi Hob, oven and extractor, double glazed window with rear aspect outlook. Built in storage cupboard and space for fridge freezer.

Bedroom One

Double glazed window to front aspect with built in wardrobes.

Bedroom Two

Double bedroom with double glazed windows to the front aspect

Bedroom Three

Double glazed window to front aspect and built in wardrobes

Bathroom

Obscure double glazed window to the rear, panelled bath with shower over enclosed with glazed screen, wall mounted basin, WC, tiled walls and chrome heated towel rail.

Outside

Well maintained communal gardens surround the building to the front and rear aspect.

Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.
999 year lease with 989 years remaining
Current service charge £150.00 per month

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Services

Mains electricity, gas and water were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects. There is a pump driven sewage system on site in the rear garden at Severn Grange, the pump is maintained and serviced annually.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Parking/ Garage

En bloc garage with up and over door, power socket and lighting plus an allocated parking space

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

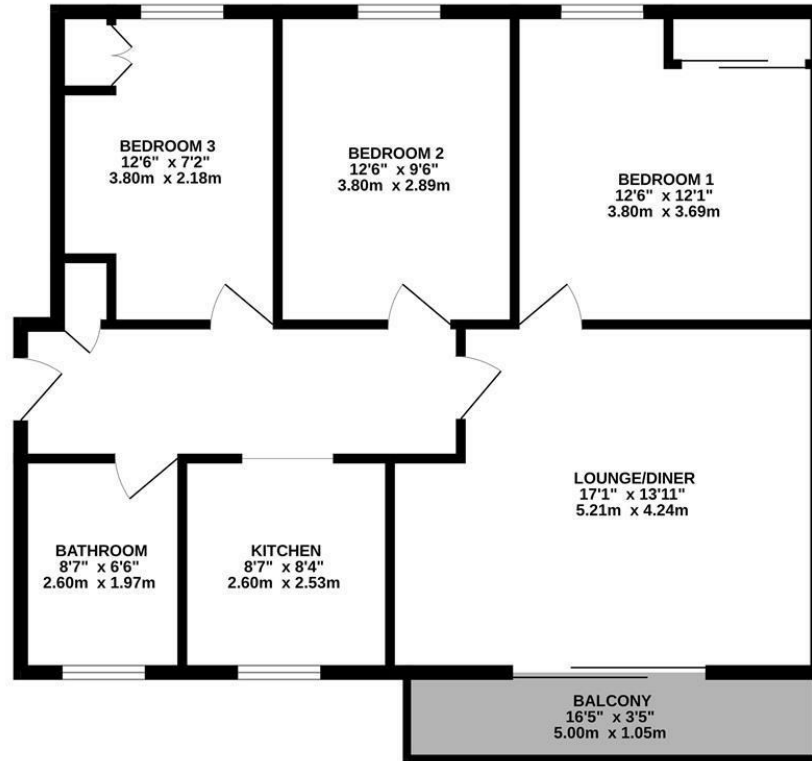
Broadband

We understand currently Superfast Fibre Broadband is available at this property.

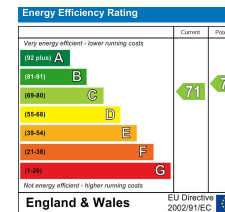
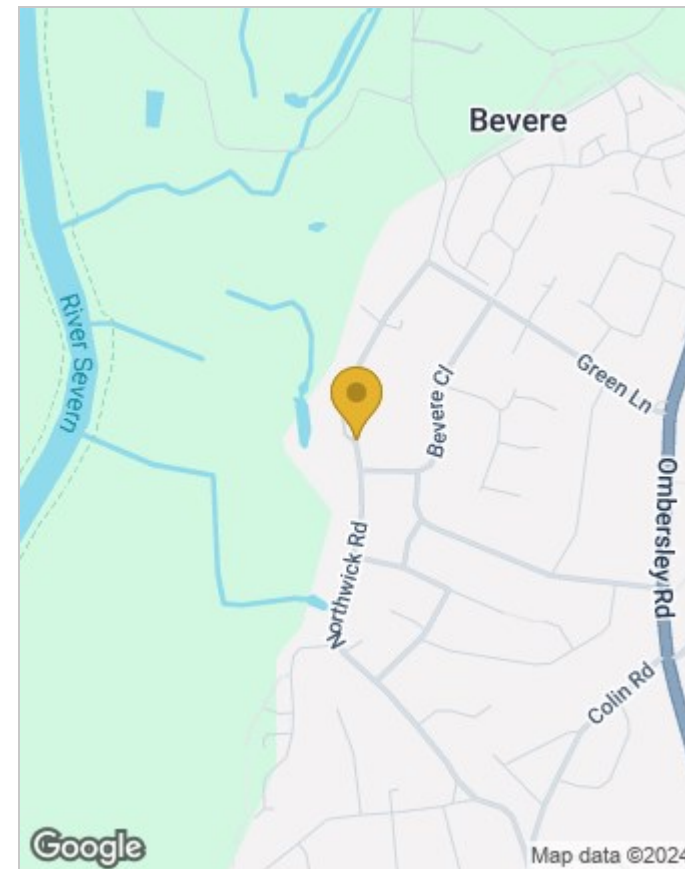
You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

THIRD FLOOR



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.
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Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.