



Flat 12 Whitbourne Hall

Worcester, WR6 5SE

Andrew Grant



Flat 12 Whitbourne Hall

Worcester, WR6 5SE

 **2 Bedrooms**  **2 Receptions**  **1 Bathroom**

Leasehold / 1,110 sq. ft.

KEY FEATURES:

- Plots in the walled kitchen garden
- Spaces in the greenhouses
- Use of the communal rooms

Flat 12 is a two-bedroom apartment set in a Grade II * listed property on the first-floor gallery.

Whitbourne Hall was designed by architect E W Elmslie in 1861 in the classical Greek style which Edward Bickerton Evans, the owner, learnt about when he travelled widely in Europe. It is situated on the Worcestershire, Herefordshire borders.

Towns within easy distance:

Bromyard 4 miles
Leominster 16 miles
Ledbury 17 miles
Tenbury 13 miles
Ludlow 22 miles
Hereford 18 miles
Malvern 12 miles
Worcester 11 miles
Birmingham 43 miles



Description

Kitchen

White walls and base units with wooden work surfaces and white tiled backsplash. Integrated electric oven and hob.

Study/Bedroom

Small room off the kitchen with a roof light, suitable to be used as a study or a single bedroom.

Reception Room (Dining and Sitting Room)

Large sash window, which lights up the two rooms.

Original fireplace with a Clearview wood burning stove.

Original adjustable light fitting. Stripped and varnished wooden floor.

Mezzanine Double Bedroom

Wardrobe and cupboards.

The double bedroom overlooks the reception room below.

Bathroom

Wood effect ceramic tiles with electric underfloor heating.

Airing cupboard with emersion heater.

White bath, shower, WC and wash hand basin.

There are three rooflights which give natural lighting.

Top Bedroom

A large attic style double bedroom with three skylights for lighting and ventilation.

Fitted wool carpets.













Agent's Note

Annual service charge: £3,468 (this includes building insurance; contents insurance is the responsibility of the buyer).

Length of lease remaining: 956 years.

Ground rent: £1 per year for the garage, £10 per year for the apartments.



Whitbourne, Worcester, WR6

Approximate Area = 823 sq ft / 76.5 sq m (excludes void)

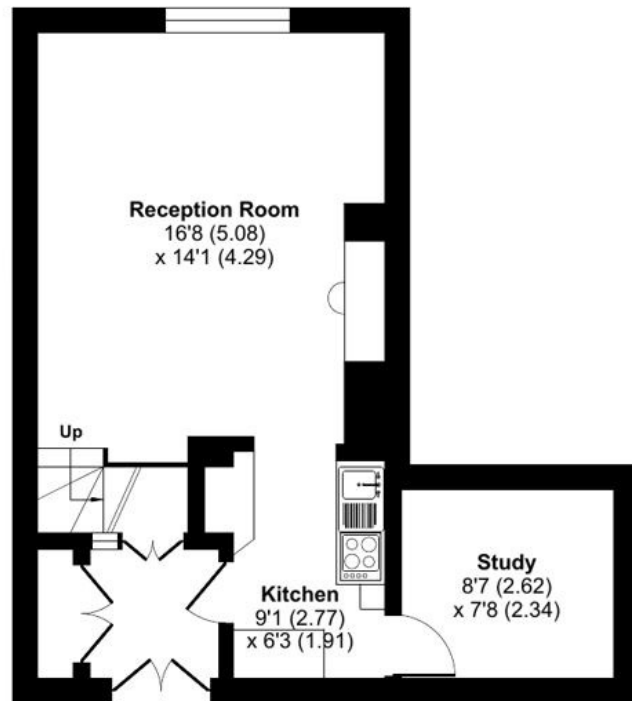
Limited Use Area(s) = 287 sq ft / 26.6 sq m

Total = 1110 sq ft / 103.1 sq m

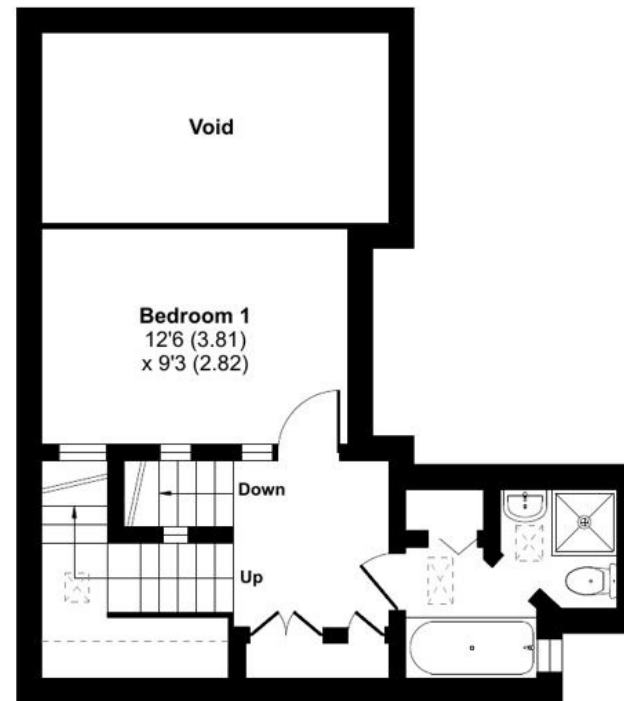
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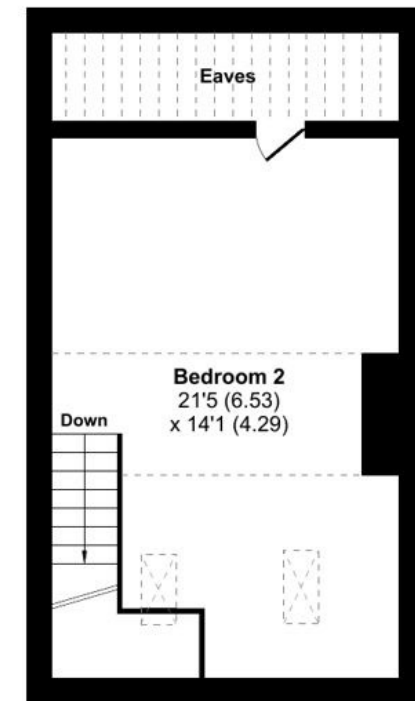
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Andrew Grant. REF: 849962



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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