



**22 Berrow Court, Gardens Walk, Upton-upon-Severn, Worcestershire
WR8 0JP**

A spacious, two-bedroom, mid-terrace cottage overlooking the central courtyard gardens and within walking distance of local shops.

Entrance Hall

**Downstairs
Shower Room**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150year Lease
(from 1980)**

No Ground Rent

55+ Age Covenant.

The Property

22 Berrow Court is a two bedroom mid terrace cottage with patio garden and garage.

Upon entering the property there is a hallway leading to the downstairs shower room with useful storage cupboard and open plan living and dining room.

The light and airy living/dining room is spacious and features an electric fireplace, French doors from the dining room open up directly on to the enclosed patio garden.

The fitted kitchen is accessed from the living room and has a range of fitted units along with an integrated Zanussi hob and oven, there is also space for a freestanding fridge and freezer. There is also access to the patio from the enclosed rear porch area which adjoins the kitchen.

Upstairs there are two double bedrooms both benefiting from built in wardrobes along with a main bathroom which has a bath with an overhead shower. The airing cupboard is also located in the bathroom.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £270,000 (Leasehold)

Directions to Berrow Court

Exit at Junction 8 on the M5 and take the M50 west towards Ross-on-Wye. Exit the M50 at Junction 1. At the first roundabout take the second exit towards Worcester. At the second roundabout take the second exit towards Worcester/Malvern.

Cross over the River Severn and turn left into the town and then right into the High Street. At the crossroads just before Old Street turn left into Court Street, left again and left into Severn Drive. First right into Gardens Walk and the development will be found in a short distance on the left hand side at the bend in the road.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01684 593718 or 07384 110 857 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



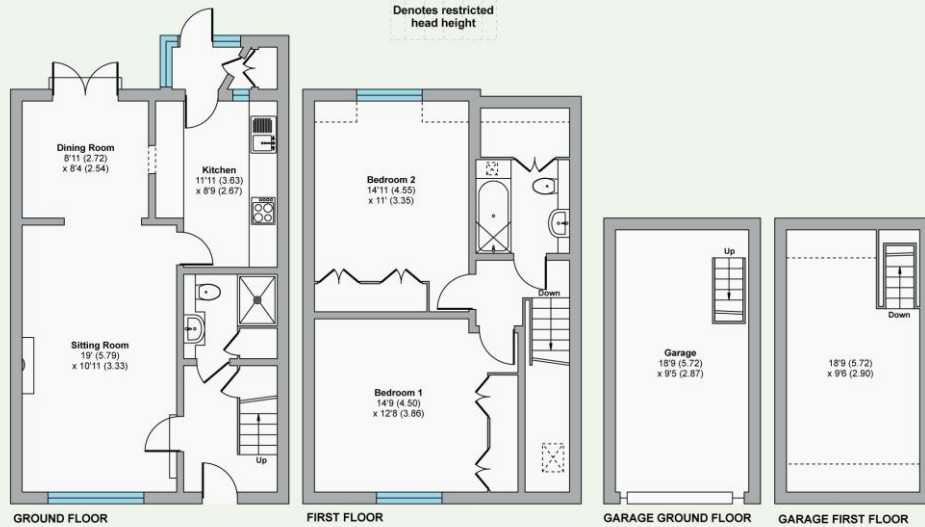
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cognatum Property - REF: 1167576

Approximate Gross Internals: 94.6m² / 1019 ft² Service Charge: £ 5767 pa Energy Performance Rating: E Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Berrow Court

Berrow Court takes its name from the area known as Buryfields, the raised ground above the Ham flood plain and the site of an ancient Burgh or 'Berrow'. The architecture is distinctive, with tile-hung and rendered facades, and the cottages and apartments overlook either an attractive garden courtyard or the water meadows of the Ham.

It is just a five-minute walk into the centre of the riverside town of Upton-upon-Severn, a place of great charm with its mix of half-timbered and Georgian buildings. It has plenty of shops, a public library and essential services such as doctors and dentists. There are a variety of pubs as well as the excellent White Lion Hotel, which dates back to 1510. There is a good range of clubs, societies and annual festivals, and Upton Marina is large, modern and well-equipped to take advantage of England's longest river and other nearby waterways. The county town of Worcester is only 20 minutes away and offers an interesting variety of museums and galleries as well as its stunning waterside cathedral. The 18th-Century neo-Palladian mansion at Croome Court, surrounded by extensive landscaped parkland, is also only a 10-minute drive from the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



30 PROPERTIES
BUILT 1980



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



LAUNDRY
FACILITY



GARDENER



Berrow Court



Upton- upon- severn



The White Lion



River Severn

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

