

# 3 The Orchard, £499,950

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa



2



2



EPC - B



## 2 bedroom ground floor apartment

A two-bedroom independent apartment with patio from Living room with views over open Worcestershire countryside. The apartment offers easy access to communal facilities including reception, our Bredon restaurant, bar and coffee area, library, wellness spa with swimming pool, and numerous outdoor seating areas. Also benefitting from its own allocated parking space.

### Specification

- Open plan Sitting / Dining Room with double glazed patio doors to patio with open views and remote-controlled electric fire
- Modern fitted kitchen with under cupboard lighting, Neff appliances and granite work surfaces. Door leading to utility room with Bosch washing machine and tumble dryer.
- Main bedroom with fitted wardrobe, fitted dressing table and chest of drawers.
- Entrance hall with two separate storage cupboards.
- En-suite shower room with walk in shower and fitted sanitary ware Jack.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 120 years remaining.

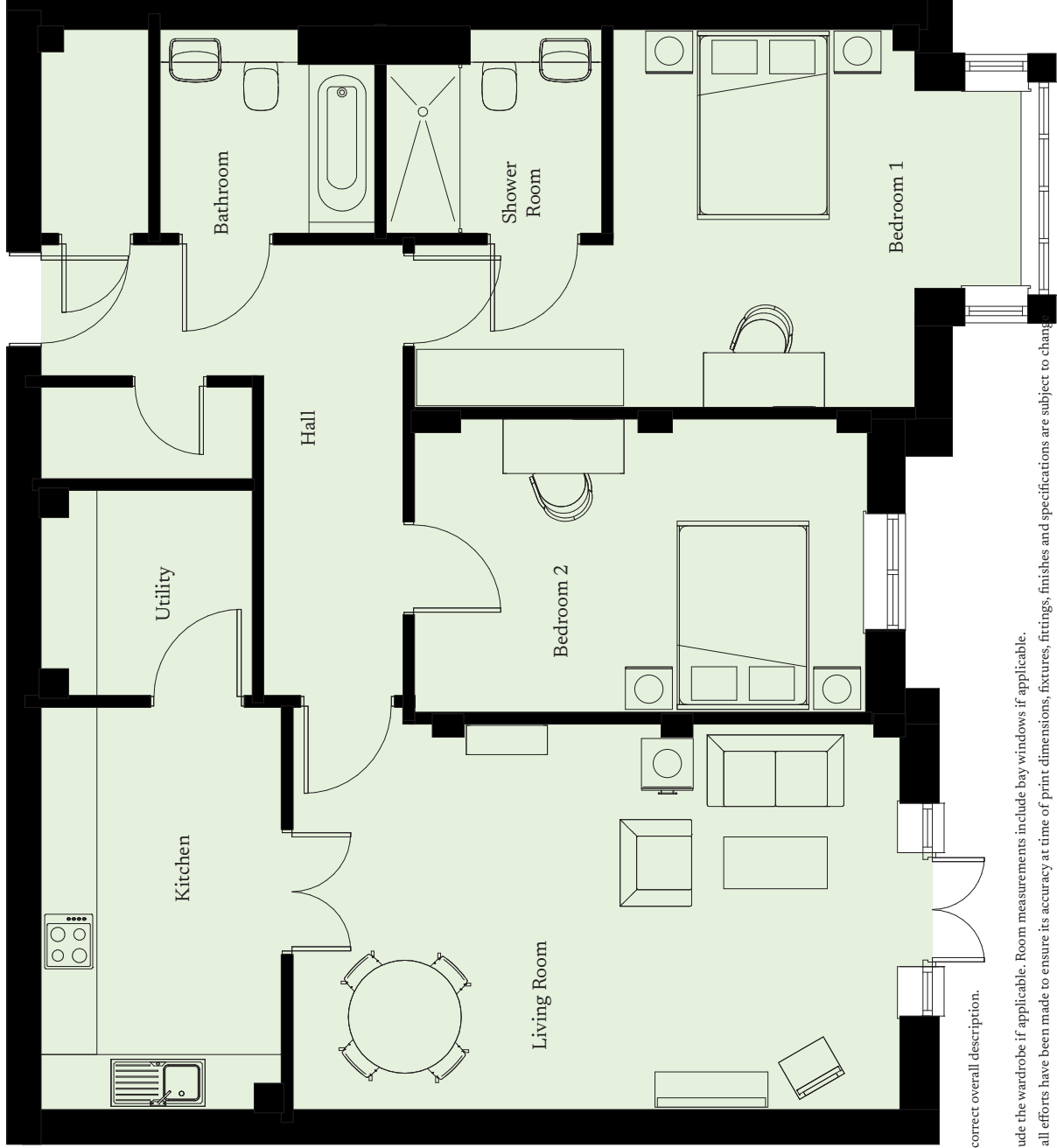
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# 3 The Orchard

Ground Floor | 98.08m<sup>2</sup> - 1055.72ft<sup>2</sup>



## Kitchen

4300mm x 2569mm

14'1" x 8'5"

## Living Room

6458mm x 4121mm

13'6" x 21'2"

## Bedroom 1

4026mm x 6452mm

13'3" x 21'2"

## Shower Room

2301mm x 2180mm

7'7" x 7'2"

## Bedroom 2

4804mm x 3138mm

15'9" x 10'4"

## Bathroom

2300mm x 2180mm

7'7" x 7'2"

## Utility

2203mm x 2252mm

7'3" x 7'5"

These particulars are intended to give a fair and substantially correct overall description. Measurements have been taken at 1500mm skirting height. All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable. Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. The properties are sold unfurnished.