



**VIEWS OVER THE RIVERFRONT IN A PRIME LOCATION WITH ALLOCATED PARKING. THIS SPACIOUS GRADE II LISTED GROUND FLOOR APARTMENT OFFERS AN OPEN PLAN KITCHEN/DINING AND LIVING ROOM WITH INTEGRAL ELECTRICAL APPLIANCES, A GOOD SIZED BEDROOM WITH BUILT IN WARDROBES/STORAGE CUPBOARDS AND A MODERN FITTED BATHROOM. FURTHER BENEFITS INCLUDE GAS CENTAL HEATING, A FEATURE FIREPLACE AND FEATURE BAY SASH WINDOWS IN BOTH ROOMS. NO ONWARD CHAIN. EPC D.**

## Flat 2 - Bankside House – Offers In The Region Of £169,950

Waterside, Upton Upon Severn, Worcestershire, WR8 0JD



# Flat 2 - Bankside House

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year.

The town offers a good variety of shops, supermarkets, newsagents/post office, bakery, hardware store, florists, hairdressers, pubs and restaurants alongside a library, rugby club and doctors surgery with pharmacy and dentist.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern for the commuter with direct links to London Paddington.

## Property Description

This Grade II Listed ground floor apartment offers lovely views over the riverfront from the bay windows in the open plan kitchen/lounge/diner and bedroom. The kitchen is fitted with a good range of storage cupboards, some with glass display fronts and benefits from a waist high oven with space for a microwave over, a ceramic hob, an integral fridge and freezer. The spacious bedroom has built in wardrobes/storage cupboards and is serviced by the modern fitted bathroom. Character features include sash windows and a fireplace in the lounge. Further benefits include gas central heating and an allocated off road parking space to the rear of the property.

Located within walking distance to all amenities and open countryside. Good road and rail links are close by for the commuter. The property comes with no onward chain and would be ideally suited for those that are looking for a property that is easy to lock up and leave, a retired/professional couple, rental investor or first time buyer.

Wooden communal door to the front aspect leading into the communal entrance hall where the door to the property can be found on the right hand side.

Wooden door to:

## Entrance Hallway

Ceiling light, radiator, smoke alarm, intercom system, door to the bathroom and bedroom, door leading to:

## Kitchen/Dining/lounge

Open plan kitchen/dining area and lounge.

The lounge area has a feature wooden sash bay window with views of the River Severn, a feature fireplace housing a coal effect gas fire with a wooden mantle and marble hearth, power points, two radiators and ceiling light.

The kitchen area is fitted with solid wooden base and wall units with a feature tiled work surface over and part tiled splashbacks, waist high integral AEG oven with a space above for a microwave, Hotpoint ceramic hob with extractor fan over,





integral fridge and freezer, circular stainless steel sink with a separate circular draining sink, ceiling light and lights under wall units.

### **Bedroom**

Feature wooden sash bay window with views overlooking the River Severn, two built in double wardrobes with over head storage cupboards and middle chest of drawers, radiator, ceiling light and two wall lights, TV point, power points.

### **Bathroom**

Fitted with a white three piece suite comprising of a panelled bath with a shower over that is attached to the bath taps, a low level WC, wash hand basin with a mirror with a light and shaver point, radiator, ceiling light, part tiled walls and tiled flooring.

### **Outside**

There is allocated parking for one car to the rear of the building and a bin storage area.



## Directions

From the John Goodwin office in the High Street, go past the Anchor Inn down to the river front. Turn right and continue along the waterside and past the Swan Hotel. The property can be found a little further along on the right hand side by our for sale board.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 99 year lease from 1994. The annual service/maintenance charge is soon to be increased to £30 per month.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.