



The Garden Flat, 11a New Street, WR8 0HP

Price Guide £200,000

A unique Grade II listed garden apartment in the heart of Upton upon Severn. Benefitting from own private courtyard and outhouse, high ceilings and own car parking space to the rear, in brief, the single storey accommodation comprises:

Access through pillars and doorway to the main building, leading to front door and hallway, living room, breakfast kitchen, two double bedrooms, bathroom and private patio area with brick built external store. The flat has gas central heating and also enjoys the use of a communal conservatory and gardens. We highly recommend viewing this well presented and spacious property. For more information or to arrange a viewing, please telephone us on 01684 891348 or 01684 561411.



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ENTRANCE

Approached through communal front door into tiled hallway leading to the apartments front door opening into:

HALLWAY

Picture rail, telephone point, radiator with shelf over and doors radiating off.

LIVING ROOM

Front facing sash window with wooden shutters and window seat, feature fireplace with coal effect gas fire, picture rail and cornice with centre ceiling rose, radiator with shelf.

BREAKFAST KITCHEN

Rear facing double glazed patio door with double glazed window over and double glazed side panel, opening into the courtyard. Matching range of wall and base units with inset ceramic sink, electric ceramic hob with hood over, electric oven, space for washing machine and upright fridge freezer, space for breakfast bar, radiator with shelf over.

BEDROOM TWO

Front facing sash window with wooden shutters, radiator with shelf, picture rail and cornice.

BEDROOM ONE

Rear facing sash window, two built-in wardrobes, high level window into hallway, picture rail, coving and ceiling rose.

BATHROOM

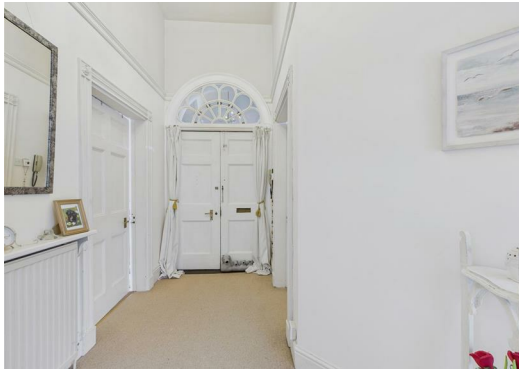
Double glazed window, white suite with panelled bath with shower over, pedestal hand basin, close coupled WC, ladder style radiator, access to generous loft space.

EXTERNAL

1 allocated parking space at the rear, approached through gates on Backfields Lane. The apartment benefits from its own courtyard with space for a table and chairs, raised shrub border, brick built shed with window, outside tap, wooden gate offering access to the car parking area. There is shared use of the conservatory and level lawned communal garden with shrub borders.

AGENT'S NOTES

Leasehold with 1/3 share of the freehold, 999 year lease which was renewed two years ago. Service charge is £125 pcm.

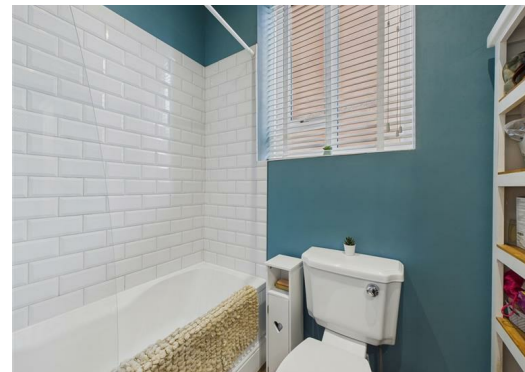


DIRECTIONS

From the Allan Morris office in Upton turn left and head towards the centre of town. Take the first left into New Street and the property can be found on the left hand side after a short distance.

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TENURE: We understand the property to be Leasehold, owning a third share of the Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

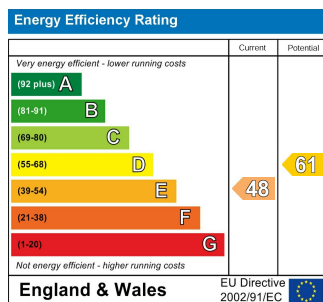
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OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: A

ENERGY PERFORMANCE RATINGS: Current: E48 Potential: D61

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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