

# Philip Laney & Jolly



## Flat 1, New Street House, 11 New Street, Upton upon Severn, Worcs

- Spacious ground floor apartment
- Own entrance, Living Room with fireplace
- Kitchen/Dining Room
- Shower Room
- Communal gardens and parking
- Gas Central Heating

**Price Guide: £125,000**

21 Worcester Road Great Malvern Worcestershire WR14 4QY  
www.philiplaneyjolly.co.uk 01684 575100

# Flat 1, New Street House, 11 New Street, Upton upon Severn, WR8 0HR

## LOCATION/DESCRIPTION

A spacious ground floor apartment with own private entrance, offering character accommodation located in the centre of Upton upon Severn close to the shops and amenities. The accommodation briefly comprises of Kitchen/Dining Room, Living Room, Double bedroom and Shower Room. The property also benefits from off road parking for one vehicle, gas central heating and use of the maintained communal gardens.

**ENTRANCE HALL:** Part flagstone flooring, coat cupboard, radiator, and power points.

## KITCHEN

14'4 x 12'6 (4.39m x 3.82m) Beech effect base units with laminate roll-top work surface over, stainless steel sink and drainer, oven and hob with extractor hood over, flagstone flooring, window to rear aspect, French doors leading to communal gardens and parking, radiator, power points.



## LIVING ROOM

19'6 into bay x 14'7 (5.95m into bay x 4.47m) Bay window to front aspect, radiator, wall lights, ornate fireplace, TV point, power points.

## BEDROOM

18'6 into bay x 13'6 (5.65m into bay x 4.14m) Bay window to front aspect, radiator, wall lights, ornate fireplace, power points.

## SHOWER ROOM

Fitted with a corner shower cubicle having a thermostatically controlled mixer shower, low-level white WC, vanity unit washbasin, shaver point, part flagstone flooring, part vinyl flooring, inset spotlights, radiator.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

## OUTSIDE

A path leads to provide access to the front door and continues via gated access to the communal garden which is laid to lawn with a colourful selection of flowering shrubs and plants. There is a conservatory available for residents use and there is off road parking for one vehicle.

## SERVICES

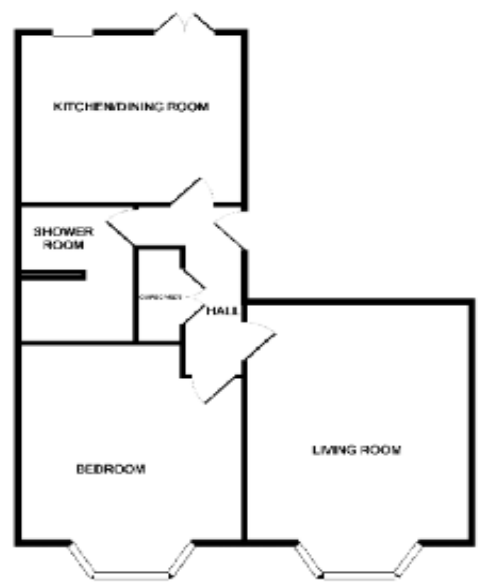
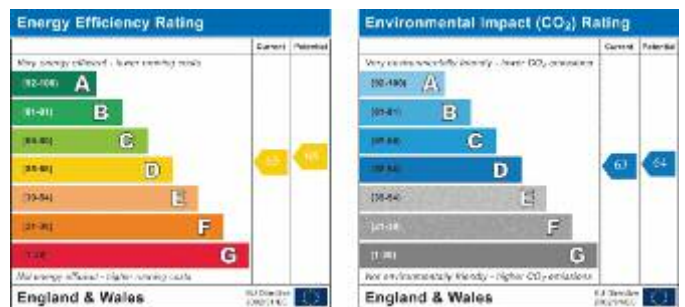
Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

## TENURE

We understand subject to legal verification that this property is leasehold with a 125 year lease that commenced in 1989, the current service charge is £1588.26 per annum and ground rent is £50 per annum.

## VIEWING

Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



These plans are intended to provide a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

